

BC HYDRO SUCCESS STORY

POWER SMART PARTNERS COMMERCIAL, GOVERNMENT AND INSTITUTIONAL

A DEDICATED ENERGY MANAGER IS KEY TO GREAT ENERGY SAVINGS, NO MATTER WHAT THE SECTOR

What do a school district in suburban/rural southern Vancouver Island and a couple of high-rise towers in downtown Vancouver have in common? Both are saving big by having a full-time Energy Manager, dedicated to finding new and better ways to decrease energy use and increase the bottom line.

SCHOOL DISTRICT 62 (SOOKE): FOCUSING ON BEHAVIOURAL CHANGE

The pressure on BC's school districts to save money any way they can—without cutting teaching staff—is growing. They know they've got to get creative and stay focused, which is exactly where Chad Dalrymple comes in.

Chad started as the Sooke School District's Energy Manager (a position funded by BC Hydro) in late October 2008. Since then, he's concentrated on projects that encourage teachers, students and administrators to change their behaviour.

"My first task was to track the energy bills for all of our 25 schools and begin to put together site comparisons," says Chad. "It's so easy for costs to spiral out of control and you don't even know why. You need someone dedicated to understanding what's happening in your buildings. It's my job to stay on top of our bills and to understand where the money is going—and then figure out what we can do to change that."

As part of the district's Destination Conservation program, established to help schools across North America save energy, conserve water and reduce waste, Chad then showed his site comparisons to school principals, teachers and students. "A lot of them said things like 'What! We use more energy per square metre than the high school?' It's great for stirring up the competitive instinct and getting people motivated to change."



SAVE ENERGY, SAVE A TEACHER

"If we can save money by decreasing our energy use, it could mean the school board will be able to keep an existing teacher or hire a new one."

– Chad Dalrymple,
Energy Manger for
School District 62 (Sooke)

The result: The customer noted that between November 2008 and July 2009, School District 62 reduced its electricity use by over 100,000 kilowatts, just through simple changes like turning out lights and shutting off computers when not in use. It also won the Western Canada Destination Conservation Award for School District of the Year.

“We did well,” says Chad (modestly). “Now I’m working on developing a website where everyone in the school district can see our site comparisons, and we’re also in the initial phase of a great pilot project at two schools that uses a web-based program to display real-time energy use. It means we can see what happens when something is turned off or on and we’ll really know what works.”

POLARIS REALTY: FOLLOWING AN EVOLVING ROADMAP

Apostolos (Toli) Sidiropoulos joined property-management company Polaris Realty as Vancouver Energy and Sustainability Manager around the same time as Chad Dalrymple joined the Sooke School District, in December 2008, but his challenges could not be more different.

Instead of 25 relatively small and low-tech school buildings, Polaris Realty owns and manages two of the highest-profile and highest-tech buildings in the Vancouver core: the 19-storey AXA Place in the heart of the financial district, and the 28-storey Harbour Centre a few blocks away, which houses Simon Fraser University’s downtown campus as well as a number of vital data centres serving all of British Columbia.

“Polaris Realty has been very proactive in its conservation initiatives over the past few years,” says Toli. “Without implementing these conservation projects, the electrical consumption in Harbour Centre alone would be 10 times higher than it is now.”

Because the company had already completed about a dozen projects with BC Hydro before Toli came on board—for total energy savings since 2003 of 3.2 gigawatts, which translates to about \$160,000 a year—his challenge now is to find new ways to keep the savings coming. “There was a road map already in place,” he says, “so my job is to make sure that path truly leads to conservation and sustainable outcomes.”

Recent and upcoming projects for Toli and his buildings include lighting upgrades in common areas, occupancy sensors for seldom-used spaces such as storage and mechanical rooms and a one-year Tenant Engagement Program at AXA Place designed to make all tenants more aware of their energy and water use.

“What I bring to Polaris is the ability to explore all areas of conservation and sustainable development and to investigate the best ways to implement conservation initiatives,” says Toli. “Being a full-time Energy Manager, I have the time and resources to help us reach our goals of environmentally responsible management and sustainable business practices.”



A REMARKABLE ACHIEVEMENT

“Since implementing our most recent upgrades at AXA Place in 2009, we have reduced our electrical consumption by 21 per cent. This has been the greatest reduction in energy consumption ever seen at AXA, and we’re truly proud of this accomplishment.”

– Apostolos (Toli) Sidiropoulos,
Energy and Sustainability
Manager,
Polaris Realty



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