



**MacDonald-Miller**  
FACILITY SOLUTIONS

**For Immediate Release**

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**MacDonald-Miller receives \$1.5 million from Washington State for an innovative energy-efficiency program optimizing commercial buildings serviced by Seattle Steam Company.**

SEATTLE, Wash. – October 7, 2009 – Under Governor Chris Gregoire, the Washington State Department of Commerce and the State Energy Program awarded a \$1.5 million loan to MacDonald-Miller Facility Solutions to implement utility-based, energy-efficiency and renewable-energy measures in buildings serviced by Seattle Steam Company.

The funding will support the development and financing of approximately 15 energy-efficiency projects with Seattle Steam customers and leverage an additional \$12 million in private capital investment over the next 12 months. The loan also creates six permanent and 22 temporary jobs in the state's clean-energy sector.

In October 2008, Seattle Steam entered into a two-part energy agreement with MacDonald-Miller. The first phase determined the energy-efficiency investment potential and system maintenance service needs for all the energy usage needs of Seattle Steam customers. For the second phase, MacDonald-Miller was tasked with designing and implementing an energy investment and services program. With the benchmarking and analysis nearly complete, the loan from the Department of Commerce will launch the second phase of the agreement ahead of schedule—creating immediate benefits to customers and accelerating project investment.

The energy investment and services program created by MacDonald-Miller helps clients pay for energy-efficiency projects. Seattle Steam Company customers will pay for the energy improvements on their Seattle Steam bills, adding security for the private lenders. The program is designed to match the amount of the additional billing to the energy savings for the customer,



resulting in a net zero cost to customers and a significant monthly dollar surplus in energy savings once the loans for the projects have been repaid.

The MacMiller program will also arrange for utility financial incentive payments from Seattle City Light for electricity savings, Puget Sound Energy for natural gas savings, and Seattle Public Utilities for water savings. These payments, along with the customer capital contribution, will be credited against the turnkey cost of the project, further lowering the cost to customers. The total project investments with Seattle Steam customers, using this financing mechanism, are estimated to exceed \$50 million over the next three years.

The program will retain and create long-term family-wage jobs in the Puget Sound area. The accepted job creation index for energy-efficiency retrofits is approximately 19 jobs per \$1 million invested. With an additional \$12 million of private capital anticipated, 228 full-time family wage positions are expected—with approximately 70 jobs estimated to be retained once the retrofit work is complete.

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**MacDonald-Miller Facility Solutions, Inc.** ([www.macmiller.com](http://www.macmiller.com)) is a major Puget Sound area mechanical contracting firm with annual revenues greater than \$150 million per year (2008). MacDonald-Miller provides turnkey design, engineering, and installation, and long-term operations and maintenance services for large commercial, institutional, and industrial building energy and heating, ventilating, and air conditioning (HVAC) systems. Mac-Donald-Miller has also developed and implemented energy-efficiency programs, provided monitoring and verification of savings, and issued savings performance guarantees since 2005. Headquartered in Seattle, MacDonald-Miller has offices in Bellevue, Everett, and Tacoma, as well as in Portland and Eugene, Oregon.

**Seattle Steam Company** ([www.seattlesteam.com](http://www.seattlesteam.com)) is a privately owned district energy utility providing reliable, cost-effective heat and thermal energy services to 198 downtown Seattle buildings—totaling over 18 million square feet.