



The Challenge

In 2010, after being selected as a “Best Performing Mid-Tier Bank” by USBanker Magazine for the eighth consecutive year, Camden National Bank was becoming concerned with the operating expenses at their Main Office in Camden, Maine. They became intrigued to find energy conservation measures which in turn would reduce their operating expenses. The solution needed to take into consideration their facility capital spending and long-term organizational objectives.

Our Findings

- A 32% reduction in annual energy costs resulting in a savings of approximately \$9,700 annually
- Predicted return on investment of 2.9 years
- Improved capital and lifecycle investment decision making
- Extended service life of facility assets

The Solution

A Building Systems Operational Check was conducted by Cordjia Capital Projects Group (“Cordjia”) for Camden National Bank’s Main Office, located in Camden, Maine.

Cordjia focused on the mechanical, electrical, and plumbing systems, building automation, and building operations including:

- Field survey of all systems and lighting to determine condition and age of all major components, as well as verify that the installation was according to drawings and specifications
- Interview with owner/operator
- Collection and analysis of utility bill data
- Collection of data via temporary installation of data logging equipment

Systems evaluated included:

- Boilers
- Hot Water Circulation Pumps
- Rooftop Air Conditioning Units
- Fin Tube Radiation
- Exhaust Fans
- Cabinet Unit Heaters
- Building Automation
- Thermostats

Most of the savings documented in the study were the result of operational changes via proper controls and design.

FINANCIAL HIGHLIGHTS

- Total Implementation Cost: \$28,300
- Annual Energy Savings: **\$9,700**
- Return on Investment: **2.9 years**

Findings

Cordjia determined there is limited building automation controls in place for the mechanical systems. The systems could be more efficient with proper controls and design. Various equipment would benefit from additional preventative maintenance, and if not addressed, will eventually create long-term financial implications.

The Building Systems Operational Check recommendations within the report represent a 21% reduction in annual electrical costs (\$3,500) and a 43% reduction in annual fuel costs (\$6,200) for an overall reduction of 32% in energy costs or approximately \$9,700 annually. If all the recommendations are implemented, the aggregate return on investment is 2.9 years.

Cordjia has commenced the implementation of energy savings solutions identified in the Building Systems Operational Check report.

