

Port of Columbia

At a glance

Port of Columbia

Dayton, Washington

Projects:

The Port of Columbia worked with Pacific Power's wattsmart® Business program to install energy-efficient lighting and high-efficiency heat pumps at Blue Mountain Station, an artisanal food center in Dayton.

Annual energy savings:

\$1,860 (22,930 kwh/year)

Project cost:

\$15,640 before incentives

\$ 2,340 incentive payments

\$13,300 after incentives

Simple payback based on energy savings:

8.4 years before incentives

7.2 years after incentives

Other benefits:

- Reduced operating costs
- Reduced environmental footprint

wattsmart Business vendors for this project:

North Coast Electric

Apollo Sheet Metal



Jennie Dickinson, executive director of the Port of Columbia worked with Bill Clemens, Pacific Power regional community manager to help build energy efficiency into Blue Mountain Station, the new artisan food center in Dayton, Washington.

The Port of Columbia opened Blue Mountain Station with natural foods and healthy savings.

Since Blue Mountain Station celebrated its grand opening in April 2014, Jennie Dickinson's phone has been ringing off the hook.

"People want to know how we did it!" said Dickinson, executive director of the Port of Columbia, about its new 28-acre business park for natural, organic and sustainable food processing businesses in Dayton, Washington. The Port's mission is to create jobs and economic opportunity in Dayton and surrounding Columbia County. It is a region with a rich culture of outstanding food and wine.

As a community partner, Pacific Power played a key role assisting the Port in bringing the first-ever "eco-friendly food park" to reality. The development of Blue Mountain Station provided 14 new jobs in the community.

"We had worked with Pacific Power in the past on multiple energy efficiency projects. They have a really good program that's enabled us to move more quickly on upgrades."

Jennie Dickinson
Executive Director
Port of Columbia

Support builds vital communities

"By working on projects like Blue Mountain Station, we help bring jobs to the communities we serve, which contributes to stronger economies," said Bill Clemens, Pacific Power regional community manager based in Walla Walla, Washington.

"Pacific Power supported Blue Mountain Station through economic development grants for a marketing study when the project started. We then helped back the feasibility study, matched funding for grants from the state and helped market the project," said Clemens.

Clemens was part of the Blue Mountain Station executive committee and provided guidance on grant applications to the Community Economic

continued



Pictured left to right: Jennie Dickinson, executive director of the Port of Columbia and Bill Clemens, Pacific Power regional community manager

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Bill Clemens
Regional Community Manager
Pacific Power

Revitalization Board at the state capital. Grants and loans from CERB helped purchase the property and install the sewer and water service.

Artisan foods in a wattsmart setting

Blue Mountain Station's first phase, the Artisan Food Center is a 6,912 square foot building that houses five food processing spaces, a commercial kitchen and a small retail area. The center invites small food producers to lease work space tailored to their needs.

“The first tenants of the food center are making cheese, granola, meat and other products for local markets and distribution. These businesses will be providing not just great products but also jobs and tax revenue for the community,” Clemens said.

Incorporating many sustainable building design features, the Artisan Food Center is now awaiting LEED certification. Pacific Power's wattsmart[®] Business provided technical expertise and incentives to exceed energy code for lighting and heating and cooling equipment. High-efficiency T8 fluorescent lighting and occupancy sensors were installed in the suites and efficient metal halide fixtures were used outdoors. The facility is also equipped with high-efficiency heat pumps to heat and cool the space.

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The energy-efficient measures help shrink the food center's environmental footprint and help tenants save on energy costs.

Savings

The Port of Columbia's energy efficiency project at Blue Mountain Station received \$2,340 in Pacific Power incentives to help with lighting and high-efficiency heat pumps. The equipment is saving approximately 22,930 kilowatt-hours in electricity and \$1,860 in energy costs annually.

About Pacific Power's wattsmart programs

Pacific Power offers a variety of options to help our commercial, industrial and agricultural customers in Washington and California build energy efficiency into new construction and retrofit projects. The wattsmart programs offer technical expertise and cash incentives for lighting, HVAC, industrial processes and more.

Let us help you get started

For more information on how we can assist your facility:

- Visit bewattsmart.com and inquire online.
- Email wattsmartbusiness@pacificpower.net.
- Call us toll free at **1-800-222-4335**.

Because there are requirements to qualify for an incentive, it is important to call us **before** you start your project.

bewattsmart.com



Let's turn the answers on.