

FACILITY IMPROVEMENT MEASURES

- Installed 1,600 new LED lighting fixtures with enhanced lighting controls
- Installed new variable refrigerant flow (VRF) HVAC system with heat recovery
- Installed new open-protocol Building Automation System (BAS)
- Completely abated facility of hazardous materials and insulated exterior walls
- Upgrade domestic water fixtures to reduce water consumption
- Complete overhaul of electrical system
- Identified rate change opportunities to reduce utility costs
- Upgraded IT Infrastructure include new CRAC equipment
- Replaced low voltage transformers with new high efficiency units
- Installed 30 kW dc rooftop solar PV system

NEW MEXICO DEPARTMENT OF WORKFORCE SOLUTIONS

BACKGROUND

The New Mexico Department of Workforce Solutions (NM-DWS) enhances the productivity and competitiveness of NM business and industry by improving the quality and availability of the NM workforce. NM-DWS is headquartered in the 89,000 ft² 5-story TIWA building in downtown Albuquerque, NM.

The TIWA building was originally built in 1976 and had not undergone a significant renovation leading up to this project. The majority of the building systems were failing and in need of replacement. NM-DWS engaged Yearout Energy to assist with developing a comprehensive plan to significantly renovate the building, enhancing occupant comfort, increasing the utilization rate of the available space, improving operational performance, and extending its life for the next 50 years.

CONTRACT DETAILS

Completion date: **Summer 2022**

Contract amount: **\$21,673,982**



BENEFITS BY THE NUMBERS

Year 1 Guaranteed
Utility Savings:

\$124,676

Year 1 Operations and
Maintenance Savings:

\$133,816

Incentives, Rebates
& Grants



\$71,844

Reduction in
Annual Emissions:



1,190,558 lbs
Carbon Dioxide

Reduction
in Annual
Utility Costs:

50.0%



CLIENT TESTIMONIALS

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It's exciting to see the facility improvements for the New Mexico Department of Workforce Solutions come to fruition. From the upgraded lighting to electrical and HVAC, as well as the myriad of other upgrades, building users and the public will benefit from this investment for years to come. Plus, it's a much more comfortable working environment for NMDWS.

TRAVIS RICHEY,
NMDWS CABINET SECRETARY



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