

PMC-EF2a

(204.02)

U.S. DEPARTMENT OF ENERGY
EERE PROJECT MANAGEMENT CENTER
NEPA DETERMINATION



RECIPIENT: WA Dept. of Commerce

STATE: WA

PROJECT TITLE : MacDonald Miller Financing packages for utility based energy efficient projects.

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
DE-EE-0000139			0

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Order 451.1A), I have made the following determination:

CX, EA, EIS APPENDIX AND NUMBER:

Description:

B5.1 Actions to conserve energy, demonstrate potential energy conservation, and promote energy-efficiency that do not increase the indoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, designers), organizations (such as utilities), and state and local governments. Covered actions include, but are not limited to: programmed lowering of thermostat settings, placement of timers on hot water heaters, installation of solar hot water systems, installation of efficient lighting, improvements in generator efficiency and appliance efficiency ratings, development of energy-efficient manufacturing or industrial practices, and small-scale conservation and renewable energy research and development and pilot projects. The actions could involve building renovations or new structures in commercial, residential, agricultural, or industrial sectors. These actions do not include rulemakings, standard-settings, or proposed DOE legislation.

Rational for determination:

McDonald-Miller Facility Solutions (MMFS) has partnered with Seattle Steam Company (SSC) to provide development, implementation and financing of energy efficiency projects for SSC customers. SSC is the privately-owned district energy utility providing heat and thermal energy services to 198 buildings totaling over 18 million square feet in downtown Seattle. The Project is a utility-based energy efficiency project development and finance program and represents an innovative energy efficiency project delivery and financing model.

The energy efficiency projects will be implemented in existing buildings served by SSC. Typical energy efficiency project measures will include: steam distribution efficiency, steam traps, heat substation upgrade, heat exchangers and heat recovery, condensate return, water conservation, lighting, air handling & HVAC mechanical/motor systems, pump and related motor efficiency and controls systems. MMFS has identified 45 potential customers and has conducted initial assessments of energy use.

MacDonald Miller has been awarded a loan of \$1,500,000 in SEP ARRA funds. SEP funding will support implementation of the first set of approximately 15 energy efficiency projects with SSC customers with total capital costs of \$12 million.

Some of the buildings identified for energy efficiency retrofits are historic. MMFS has met with the Washington Department of Archaeology and Historic Preservation and has submitted a procedure for compliance with Section 106. MMFS has committed to work with the SHPO, the City of Seattle Department of Neighborhoods, and the City of Seattle Department of Planning and Development for each project. The outcome of all historic investigations and procedures will be communicated to Washington Department of Commerce.

Due to the age of the buildings, there is a concern over the potential presence of asbestos and PCBs. MMFS has submitted a procedure for ensuring the health and safety of workers and for the disposal of hazardous materials.

MMFS has also submitted a procedure to ensure compliance with the Coastal Zone Management Act.

This project involves energy efficiency retrofits at existing buildings in Seattle and therefore it qualifies for a CX under B5.1.

NEPA PROVISION

DOE has made a final NEPA determination for this award

Insert the following language in the award:

Note to Specialist :

According to the Project Officer, funding for this project is \$1,500,000. Unless the scope of this effort changes significantly, a change in funding will not affect my determination.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature: _____
NEPA Compliance Officer

Date: 4/13/10

FIELD OFFICE MANAGER DETERMINATION

Field Office Manager review required

NCO REQUESTS THE FIELD OFFICE MANAGER REVIEW FOR THE FOLLOWING REASON:

- Proposed action fits within a categorical exclusion but involves a high profile or controversial issue that warrants Field Office Manager's attention.
- Proposed action falls within an EA or EIS category and therefore requires Field Office Manager's review and determination.

BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: _____
Field Office Manager

Date: _____