SENECA COUNTY

SENECA COUNTY, OH | GUARANTEED ENERGY SAVINGS CONTRACT

Brewer-Garrett

SIZE
270,648 sq. ft.

COST
$2,551,538

GUARANTEED ENERGY SAVINGS
$3,745,434

DURATION
13 Months

SCOPE

- LED lighting retrofits
- Building envelope improvements
- Boiler/chiller plant upgrades
- Air Handling Units (AHUs) improvements
- Retro-commissioning
- Plumbing services



Seneca County is located in northwestern Ohio and has a population of roughly 54,500 people. Brewer-Garrett (**BG**) was selected, via a competitive bidding process, to develop energy conservation solutions for all County buildings. The County faced rising energy costs, aging mechanical systems, and inefficiencies in their facilities. These issues resulted in increased operational expenses and an inability to meet modern energy and sustainability standards. The County sought a comprehensive energy solution to address these challenges, improve building performance, and reduce energy consumption.

BG executed a Guaranteed Energy Savings Contract (GESC) that targeted these inefficiencies while delivering measurable energy and operational savings. LED lighting retrofits were implemented countywide, significantly reducing energy consumption and maintenance costs while enhancing lighting quality. Comprehensive building envelope improvements, including insulation and weatherization, were applied to all county buildings, minimizing energy loss and improving indoor comfort.

BG concluded that mechanical system upgrades were central to the project. The Seneca County Jail received a modernized boiler plant, while the Jobs and Family Services building received a new chiller system—increasing heating and cooling efficiency while reducing operational costs. At the RTA building, outdated air handling units (AHUs) were replaced, enhancing indoor air quality and energy performance. Retro-commissioning of all facilities ensured that existing systems were fine-tuned for optimal performance and integrated the new upgrades for maximum efficiency.

The project has, and will continue to deliver, substantial energy savings, significantly lowering utility costs across all facilities. Building performance and occupant comfort improved dramatically, while the modernized mechanical systems and retro-commissioning efforts extend equipment lifespans and reduced maintenance needs.



