

Dynamic Plant Expansion

The Beaverton Central Plant (BCP) is beginning an expansion that will extend its distribution system and add capacity to provide heating and cooling services to new buildings at The Round as well as anticipated development to the south and to the west of the project. During October, Triad Mechanical, Inc., in advance of the City of Beaverton's extension of Rose Biggi Avenue to the north, will begin excavation and the installation of piping to serve new areas beyond The Round. Then, before the end of November, BCP plans to issue a contract to extend the existing distribution, within the boundaries of The Round.

New buildings to be served at the Round include Building "E", a planned three-story, 46,300 square foot office building with close to 15 thousand square feet of retail, north of the MAX tracks and toward the western boundary of the site; and Building "F", a planned five-story 88 thousand square foot building with close to 17 thousand square feet of retail, south of the tracks and near the eastern boundary of the development. Construction of these two buildings will begin fall 2006, with one additional Building, "G", providing additional parking and retail, to the north of the existing condominium buildings, to follow.

BCP is adding both cooling and heating capacity to serve these facilities. One thousand tons of new chiller capacity will bring the plant total to 1,600 tons. A new, two million BTUh condensing boiler will bring total heating capacity to 11 million BTUh. The total investment for this expansion, with funding provided by loans from the Small Energy Loan Program (SELP) of the Oregon Department of Energy.



This new capacity positions the BCP to serve development at the 4-1/2 acre Westgate site, just west of The Round, where the City and Metro are planning additional transit-oriented development. This site will mix housing, office, retail, and structured parking; informed by development lessons learned at The Round, responding to near-term market conditions, yet advancing the City's vision of a new urban center for Beaverton.

The Beaverton Central Plant will provide heating and cooling services to all of these facilities, domestic hot water to housing and retail spaces, and will also provide specialized cooling services for specialized telecommunication and computing centers that may locate on the site. BCP is also exploring opportunities to develop additional infrastructure that will ensure ultra-high reliability electrical service for commercial customers at the Westgate site.