

FLEXTech PROGRAM

Conserving Energy at 100 Park Avenue, Manhattan, NY



Dome-Tech, Inc. conducted a Retro-Commissioning (Retro-Cx) project for SL Green Management under the New York State Energy Research and Development Authority (NYSERDA) FlexTech Program. The project was conducted at the 100 Park Avenue building located in Manhattan, NY.

This Retro-Cx study uncovered a total of 241 issues. The number of new Commissioning / renovation related issues uncovered was 112 and Retro-Cx / pneumatic system related issues resulted in 129. The energy and maintenance savings associated with the correction of the Retro-Cx / pneumatic system issues identified is valued at \$300,000. Including the out of pocket cost for the study, this yields a total project payback of approximately 1.6 years.

PROJECT OBJECTIVES

The objectives of this audit were to:

- Identify Operational and Maintenance issues which have a negative effect on the building's energy consumption.
- Identify Energy Conservation Opportunities (ECOs).
- Provide an economic analysis of each issue and ECO to assist in prioritization and budgeting.

MEASURES RECOMMENDED

The Issues are classified into the following categories:

- Optimized HVAC Control (Economizer Control).
- Digital Controls System wiring and programming changes.
- Operation and Maintenance (Documentation).

ABOUT FLEXTech PROGRAM OPPORTUNITY

This project was funded under NYSERDA's **FlexTech Program**, which helps utility customers take advantage of opportunities to save energy that are emerging as a result of the newly deregulated, competitive utility industry. For more information about this and other NYSERDA programs, please call Louisa Plotnick at (212) 971-5342, ext. 3008, or visit our Web site at www.nyserda.org.