

FLEXTech PROGRAM

Conserving Energy at UBS Building, 1285 Avenue of the Americas, Manhattan, NY



Dome-Tech Field Engineering Services conducted a retro-commissioning project for UBS Building, 1285 Avenue of the Americas, under the New York State Energy Research and Development Authority (NYSERDA) FlexTech Program. The project was conducted at 1285 Avenue of the Americas located in Manhattan, NY.

The project identified 78 issues representing over \$57,500 in annual savings with a combined simple payback of less than two years. Also, several ECOs were identified to provide an additional savings of \$308,500 annually and a payback of 6.3 years, with implementation of the recommended ECOs.

PROJECT OBJECTIVES

The objectives of this audit were to:

- Identify Operational and Maintenance issues which have a negative effect on the buildings energy consumption
- Identify Energy Conservation Opportunities
- 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 (Time of Day, Temperature Reset Schedules)
- Digital Controls System wiring and programming changes.
- Sensor Calibrations (Temperature and Humidity)
- 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, call Louisa Plotnick at (212) 971-5342, ext. 3008, or visit our website at www.nyserda.org.