

# ENERGY UPDATE

WINTER 2015

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## CUNY Community Colleges - A Vision for Improved O&M



The City University of New York (CUNY) is embarking on an ambitious effort to improve operations and maintenance (O&M) for their community college campuses across all five boroughs. Under the direction of CUNY Conserves, a program of CUNY's Sustainability Office, Aramark, a consultant, was hired to complete comprehensive O&M studies at each campus. Funded through the DCAS ExCEL program, this work expands on CUNY's on-going O&M efforts at senior college campuses. Aramark's focus is to analyze O&M

activities at each community college, and identify practices and procedures that can lead to change - without the implementation of large scale, capital funded modifications. DCAS staff participated in Aramark's site visits at the Borough of Manhattan Community College (BMCC). After a kick off meeting with facilities staff and management, Aramark conducted a round of staff interviews, a rigorous analysis of the building automation system, and followed up with two days of campus walkthroughs. Aramark then focused on preventative maintenance and the college's computerized maintenance management system. The results of Aramark's campus visits will be a detailed report that includes practical suggestions for improvement that are developed in conjunction with on-site staff. Following the development of the report, the campuses, in partnership with CUNY Conserves, will develop an action plan to ensure regular progress towards reductions in energy use and associated expenses.

## Energy-Saving Tip - Keep Machine Rooms Free of Clutter

Using machine rooms for storage and filling them with clutter can impact your building's operations. A cluttered machine room reduces the accessibility of equipment components for maintenance, increases machine downtime, impacts safety and can reduce the energy performance of building systems. When a boiler room is filled with clutter, the air volume for the boiler combustion process is reduced, causing incomplete combustion and lower boiler efficiency. The reduction of air space in elevator machine rooms used as storage has a negative impact on the convection heat transfer mechanisms—the elevator motor and controls overheat and more electricity is needed for space cooling. Storing volatile material close to fresh air supply fans will clog the air filters and present health problems. Observing basic building operation procedures, such as de-cluttering machine rooms, can ensure proper performance for a whole facility. - Wilson Suarez, PE



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DEM  
Website!

## Energy Management Institute

Upcoming Spring  
registration  
deadlines:

- Certified Energy Manager 3/24
- Controls Systems Training 3/18
- Plumbing Systems Training 3/31

For a full list of  
classes, visit our  
website:

<http://www.nyc.gov/html/dem/html/training/training.shtml>



## NYC Parks - Showing Leadership in Energy Management

NYC Parks is once again leading the way in implementing energy management best practices with a series of upgrades at the Five Boro Citywide Services Complex, which serves as the headquarters for the NYC Park's Energy and Sustainability Team. As part of the DCAS Expenses for Conservation and Efficiency Leadership (ExCEL) program, Five Boro purchased materials for a solar PV rooftop installation and high efficiency lighting upgrades, conducted by DPR in-house trades staff. The Five Boro rooftop, which already boasts a beautiful 30,000 square foot green roof, is currently being upgraded with a 19.8 KW solar panel system (72 panels at 275 watts each). This project will help showcase the roof as a model of sustainable design. In addition to the solar installation, a series of lighting upgrades were completed in Five Boro's repair garage, which handles the repairs for over 400 vehicles and pieces of large equipment in addition to thousands of pieces of small equipment. As part of the lighting retrofit, 100 outdated 400 watt metal-halide bulbs were replaced with high-efficiency LEDs that use almost 60% less electricity. This upgrade increased light levels in many areas of the garage by over 50%—making a safer work environment for Parks' mechanics. Together these improvement will help improve energy efficiency, reduce costs and ensure a safe working environment.



## Participation in Demand Response Pays Big

City agencies earned substantial revenue by participating in the City's Demand Response program, which is implemented through a contract with NuEnergy. During times of peak electricity demand or during an emergency, buildings participating in Demand Response programs are paid to shed electric load in order to reduce the strain on New York City's electricity grid. Eleven City agencies participated in the summer 2014 program and earned close to \$5 million dollars in program revenue. The 152 participating facilities contributed over 46MW of enrolled capacity during the summer period - more than twice the previous peak. The program now also includes real time metering resources for participating buildings, which will improve event performance, help understand day to day energy load, and help identify operational gaps. For more information contact Leonid Zolotarev at (212) 386-6327 or [lzolotarev@dcas.nyc.gov](mailto:lzolotarev@dcas.nyc.gov). Registration for summer enrollment begins in March.