

ENERGY UPDATE

SUMMER 2014

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A Bright Future for DSNY Facilities

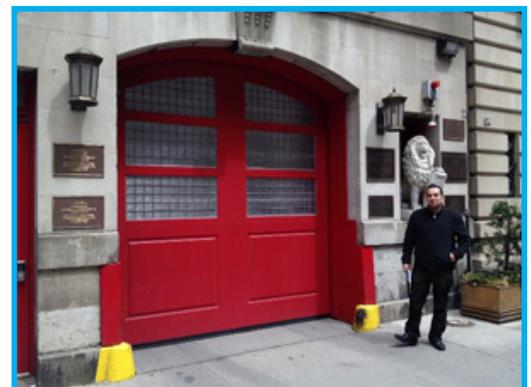


The future looks bright for DSNY facilities, as OMB recently approved a \$2.6 Million new needs request to establish a preventative maintenance program for the agency. Twenty-six new trades staff were approved, including eighteen maintenance workers, two supervisors, four mobile trades (electrician, plumber, steam fitter, and sheet metal worker) and two unit bench-workers, plus tools and equipment. The preventative maintenance team will focus first on 59 of the DSNY's sanitation garages, distributed

between the agency's seven zones. The new program will reduce emergency repairs and travel time, while improving building system operations and energy efficiency. DSNY is committed to reducing the carbon footprint at all its facilities by increasing the efficiency and useful life of its equipment. This program is part of DEM's Preventative Maintenance (PM) Collaborative, an effort to grow PM programs at agencies across the City and to reduce energy usage costs and shift away from a "run to fail" maintenance culture.

ACE Update

Since its introduction a year ago, the Accelerated Conservation and Efficiency (ACE) program has allocated close to \$150M for energy and cost savings, greenhouse gas reductions, and improvements to building operations and resiliency, public health and the environment. DCAS is proud to announce the first set of ACE projects were completed as of June 30th at the Fire Department, with LED lighting installation completed at 37 facilities across four boroughs! Projects awarded funding in ACE's Round 1 are currently being implemented, including: lighting at police stations and recreation centers; vacancy sensor and steam system optimization in over 100 schools; lighting, variable frequency drives (VFDs) and motor upgrades at the City of New York's Hostos College and Kingsborough Community College; and steam system improvements at facilities on Riker's Island. DCAS is working with City agencies to keep up the pace for Round 2, which includes condensate system upgrades, heat recovery improvements, lighting upgrades, and innovative solutions such as energy storage and solar-supported roof top units. DCAS extends a huge thanks to all of our fantastic, creative, hard-working Energy Managers and their facility partners for making ACE a success. Keep up the great work!



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DEM Website!



Agency Resources

Find useful tips and tools to help you manage your utility accounts:

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

IDEA Webpage

Learn more and encourage vendors of innovative energy-saving technologies to submit their information online:

http://www.nyc.gov/html/dem/html/Programs_and_Projects/idea.shtml

Utility Bill Review Pays Big

By investigating unusually elevated gas usage at the Chelsea Health Center, the Department of Health and Mental Hygiene (DOHMH) took action that led to the discovery of a substantial Con Edison billing error totaling \$142,000. Starting with a review of the EC3 energy usage reports, which uncovered unusual patterns of usage, DOHMH then interviewed facility staff and found no changes in operation that could have led to the inconsistency. By reaching out to Con Ed, through DCAS, it was discovered that a faulty AMR meter transmitter was the cause of the error, leading to a credit to the account of \$142,000. Great work DOHMH! All agencies should review their energy usage reports monthly to monitor usage and to check for errors. Utility bill review pays big! Helpful tips on reviewing energy reports, including how to easily sort the data to find usage deviations, can be found on our website at <http://www.nyc.gov/html/dem/html/municipal/teams.shtml>.



Launch of IDEA Program

DCAS' new Innovative Demonstrations for Energy Adaptability (IDEA) program has officially launched, with technology demonstrations in over 20 sites - across all five boroughs - scheduled to be completed by the end of the summer! Phase I of IDEA is focused on the demonstration of building controls, and their ability to improve operations and save the City energy, in a wide variety of buildings, including fire and police stations, schools, office spaces, recreation centers, garages, court houses, and a wastewater treatment plant. Demonstrations are moving with twelve vendors to improve control of numerous systems - including lighting circuitry, boilers and domestic hot water, rooftop unit and A/C, and even plug loads. DCAS and its Energy Managers will work with participating vendors to assess the performance of each demonstration over the course of a year - and use that information to inform further deployment of successful solutions. DCAS is partnering with the City University of New York (CUNY) through its Building Performance Lab for independent measurement and verification of energy savings for IDEA projects. The Lab has four City College students dedicated to learning building systems technologies and conducting analyses for IDEA. Since March, they have been reviewing the IDEA technology proposals, running building energy models, and developing measurement and verification strategies for each IDEA site.

