

On-site Energy Manager Pilot Program Road Map



NYU College of Nursing, College of Dentistry, and Bioengineering Institute – Manhattan, NY

On-site Management Journey

1. Project identification with Energy Manager.

- Highest EUI buildings.
- Recent audit illuminated potential for savings that needed further investigation.
- High skill but thin bandwidth from Facilities and Engineering Staff to maintain and optimize systems and buildings.
- Aggressive Campus Climate Goals.

2. Agree on approach.

- HVAC/BAS.

3. Set goals.

- 10% of Electric saved.
- 10% of Steam saved.

4. Hire OsEM.

5. Formed cross functional Team with OsEM, facility staff, energy staff, and contractors.

6. Cross functional team bi-weekly meetings set up.

7. Weekly OsEM-energy team meeting were set up.

8. Drafted Energy Management Plan.

9. BAS investigation: sequences of operation for all major equipment were evaluated using available data trending and BMS logic.

10. Air handlers functional testing and sensor calibration campaign was carried out.

11. Begin tracking savings in spreadsheet.

12. Build Dashboard to track savings/ECMs.

13. OsEM established direct communication with controls and mechanical contractors to implement identified opportunities and solve operational issues.

14. Occupancy schedules implementation was initiated at air handlers and terminal boxes.

15. Programming improvements were implemented to optimize economizer operation and equipment startup sequence.

16. General exhaust fans optimization project was identified.

17. BMS trends were set up to monitor variables associated with implemented measures.

18. Weekly review process of implemented measures was set up.

19. Building inspection was performed during spring break to identify issues that prevent zones from maintaining temperature requirements.

20. Laboratories' ultra-low temperature refrigeration units were surveyed to identify potential energy savings opportunities.

21. IT closets and elevator mechanical room served by similar cooling systems were surveyed to identify potential energy savings opportunities.

22. Turn-key chiller plant optimization and suction turbines controls retrofit projects were developed.

23. BMS best practices training was provided to facility team.

24. OsEM engagement was extended for one additional year.

Learn more.

For more information and to apply, visit nyserdera.ny.gov/OsEM

If you have questions or need support, reach out to
OnSiteEnergyManager@nyserdera.ny.gov



NYSERDA