

utiliVisor Case Study
400 Plaza Drive
Hartz Mountain
Industries



utiliVisor Delivers Customized Energy Solution to New Jersey's Premier Owner

Hartz Mountain Industries is one of the largest privately held real estate owners/developers in the United States, owns and operates 400 Plaza Drive, located in Secaucus, New Jersey. This 252,427 sq ft building was completed in 1983 with several of the nation's top businesses as tenants.

Supplemental Cooling at 400 Plaza Drive is provided by four packaged Roof Top Units that serve a respective quadrant from the 1st to 4th floors. Heat is delivered throughout the building by circulating hot water through perimeter radiation and fan coil units located in the parking garage.

Energy Saving Opportunities

utiliVisor provided project management services to coordinate the implementation of a new Andover control system at this facility. utiliVisor also provided the electrical contractor with fan control sequences that incorporate the following;

- Controlling the supply fan variable frequency drive on static pressure
- Measuring the supply volume (volumetric flow sensors were installed)
- Controlling the return volume based on a volumetric offset

The Solution

utiliVisor was able to document energy savings when setpoints were changed as well as track space temperature to ensure tenant comfort.

The Results

utiliVisor's recommendations proved effective with cost savings to date totaling almost \$100,000 and a 18% reduction in total building electrical consumption.



"The most important feature a company can offer related to the chiller and plant management is the ongoing and continual supervision of the operations of the systems without that you will not maximize the performance of the plant and money will be wasted in energy efficiency".

-Sal Gentile
Vice President Property Management
Hartz Mountain Industries

Energy Oversight + Insight

Industry:

Commercial Real Estate
Class "A"

Location:

Secaucus, NJ

Implementation:

utiliVisor Energy Plant
Services

Savings since utiliVisor installation:

\$99,850

Energy Reduction (kWh):

538,735 kWh