

707 Broad Street Hartz Mountain Industries



“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:

Newark, NJ

Implementation:

utiliVisor Energy Plant
Services

Savings to Date:

\$61,991

Electrical Reduction (kWh):

445,400 kWh



utiliVisor Monitoring Identifies Energy Saving Measures

Hartz Mountain Industries is one of the largest privately held real estate owners/developers in the United States, owns and operates 707 Broad Street, located in Newark, New Jersey. This 519,600 sq ft building was built in 1920 but renovated in 1989.

Supplemental Cooling at 707 Broad Street is provided by water cooled packaged DX Air Handling Units per floor which are fed by a Primary/Secondary Condenser Water system from a plate and frame heat exchanger.

Energy Saving Opportunities

After the installation of utiliVisor, the operations center tracked and monitored plant performance at several different seasonal loads. The following items were discovered;

- Malfunctioning Economizer valves were forcing the Air Handling Unit Compressors to operate all year round.
- Improper Cooling Tower sequencing
- The condenser water was not being controlled at the lowest achievable temperature through all seasons of operation.

The Solution

utiliVisor was able to show the cost benefit of replacing any malfunctioning economizer valves the building had. By doing this, free cooling hours were taken advantage of by no longer operating compressors during the winter months. Reducing the condenser water supply temperature resulted in 5-10% savings (per each degree lowered) at the compressor.

The Results

utiliVisor's recommendations proved effective with cost savings to date totaling almost \$62,000 and a 19% reduction in electrical consumption (kWh).