

# 90 Hudson St 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:

Jersey City, NJ

### Implementation:

utiliVisor Energy Plant  
Services

### Savings since utiliVisor installation:

\$78,968

### Electrical Reduction (kWh):

482,337 kWh



## utiliVisor Reengineers Primary/Secondary Condenser Water System

Hartz Mountain Industries, one of the largest privately held real estate owners/developers in the United States, owns and operates 90 Hudson Street, located in Jersey City, New Jersey. This 420,000 sq ft building was completed in 2001 with several Fortune 500 companies as tenants.

Supplemental Cooling at 90 Hudson 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

Hartz Mountain Industries has a long history of undertaking projects that boost energy efficiency, and they were looking to partner with a company devoted to cost effective methods to reduce their energy footprint. **After** the installation of utiliVisor, the operations center tracked and monitored plant performance at several different seasonal loads. **After** performing a BTU Test onsite and comparing previous utiliVisor data the following items were discovered:

1. Condenser water pressures were set excessively high, which resulted in excessive electrical consumption at the condenser water pumps.
2. The speed control sequencing for the tower and condenser water pumps were not proper and wasted energy.
3. The flow control for the towers did not maintain the manufacturer’s recommended tower flow. This impacted both the energy input to the tower as well as the performance of the heat exchanger which was getting insufficient tower water for proper operation.
4. The condenser water was not being controlled at the lowest achievable temperature through all seasons of operation.

### The Solution

utiliVisor reengineered and commissioned the control sequences for the entire condenser water system including towers, pumps, and heat exchangers. This was all done with only one physical change to the system, which was a new differential pressure transmitter at the bottom of the riser.

### The Results

utiliVisor’s recommendations proved effective with cost savings to date totaling almost \$79,000 and a 10% reduction in electrical consumption (kWh).