



“My staff and I use utiliVisor constantly for improving operation of our Chilled Water Plant. The real time energy plant services provided by utiliVisor in participation with NYSERDA is unique and allows us to sustain energy savings while identifying additional problems that we weren't aware existed. utiliVisor was worth the investment and we are looking to expanding utiliVisor's services to other critical building systems”.

-James Kleeman
Property Manager
Time Warner Related

Energy Oversight + Insight

Industry:

Multi-Use Commercial Real Estate

Location:

New York, New York

Central Chiller Plant:

8,000 tons

Implementation:

utiliVisor Energy Plant Services

Annual Savings:

\$150,000

utiliVisor Delivers an Incentivized Energy Solution to Time Warner Related

Time Warner Center is a two million square foot mixed-use skyscraper which was developed by the Related Companies in 2003 and Managed by Related Management thereafter. The facility has foot traffic of approximately 5,700 people per day for entertainment, luxury condominiums, retail shops, hotel and commercial office space.

utiliVisor, in partnership with the New York State Energy Research and Development Authority (NYSERDA), undertook an energy conservation project that optimized the chilled water production at the facility. Since the project has been implemented, approximately 3,126,229 kWh has been avoided.

Recommendations

At the Time Warner Center the installation of utiliVisor was a three part process. utiliVisor:

1. Installed utility grade meters for the measurement of data at the chilled water plant.
2. Implemented a program of Continuous Energy Oversight from a team of experienced professionals working with the facility operations team at the building.
3. Continues to validate ECMs with metered data to confirm best operating strategy.

The Results

Implementation of utiliVisor recommendations resulted in:

- 3,126,229 kWh avoided through the end of 2010
- \$585,400 Costs avoided through the end of 2010
- 1853.2 metric tons of carbon emissions avoided through the end of 2010

Payback

Over the first two years the cost of the project was \$260,522 with a financial incentive of \$100,000 provided by **NYSERDA**. Through the **New York Energy \$mart(sm)** program utiliVisor was able to reduce the chiller plants energy consumption 1,407,014 kWh over the first two years with a simple payback of 1.6 years.