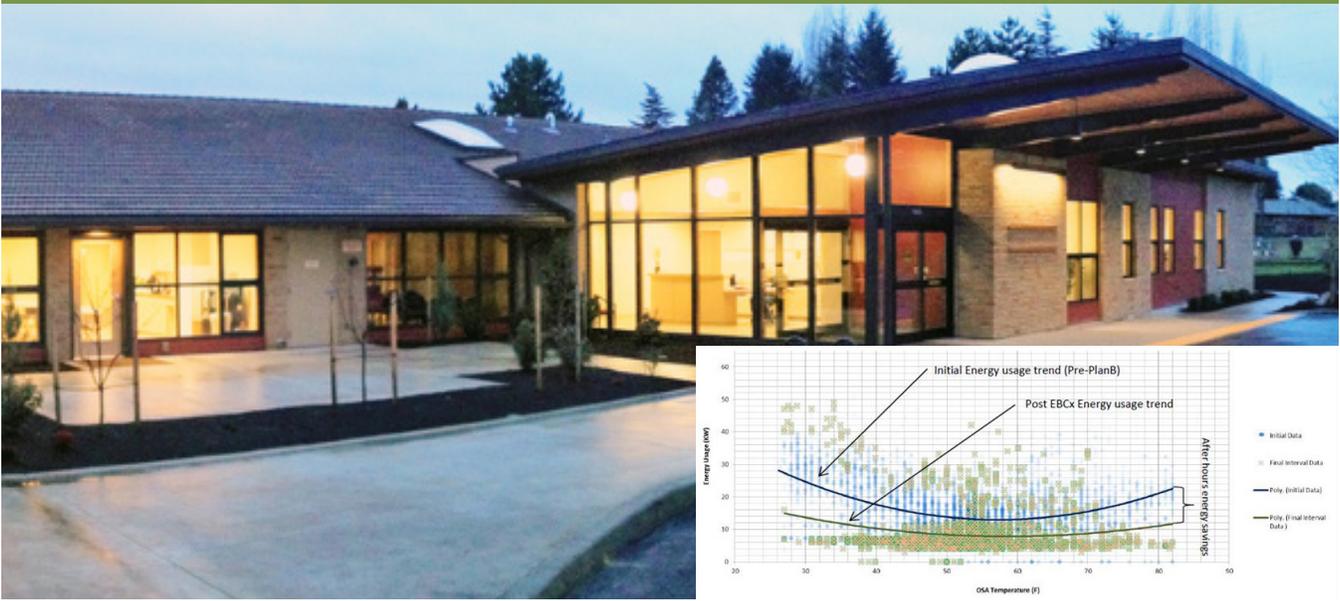


EDWARDS CENTER



CLIENT: Edwards Center

PROJECT: Edwards Center

SERVICE: Commissioning

PROJECT COST: Pro.

PROJECT TIMELINE: 2014-2015

COMPLETION DATE: August 2015

BACKGROUND

The client was upsold by the contractor, saying that the premium price point would justify a variable volume system and claiming increased occupant comfort and energy efficiency savings. One year after construction, none of these savings or occupant comfort levels had been realized. The owner and contractor had been battling to get the building to perform. Disagreements occurred with the original contractor, who brought in their own PE and did their own analysis, claiming that the building was running according to the original specifications.

CHALLENGE

The building had been in operation during the process. Occupied over a year. Staff needed training assistance in running the building system. Equipment was undersized and the efficiencies of the building weren't utilized.

SOLUTION

PlanB performed an independent assessment of the HVAC system to find a solution. We performed multiple site investigations to document site conditions, and performed three months of data logging of indoor temps, supplier temps and outdoor temperatures. PlanB evaluated electrical usage versus temperature and made recommendations based on operations of the system to be done under warranty by the contractor. We were able to assist the owner to engage the contractor, guide them through remediation, and to help the contractor understand what the problems were with a solution to follow.

SO WHAT

Results of PlanB's efforts afforded the contractor the ability to recommission the entire system. This included an updated sequence of operations, temperature set point and a reevaluation and reengineering of how the building morning warm up cycle was operating. Energy savings of nearly 30% far surpassed expectations of the client and brought about the changes needed for a comfortable environment for tenants and staff.