

OptiNet case study

Global Financial Services Company

Retrocommissioning Project Generates Big Dividends

AN INTERNATIONAL FINANCIAL SERVICES COMPANY is extremely conscious of the impact their facilities have on the environment. They actively seek ways to reduce their environmental effects on air, soil and water from in-house operations, with a primary focus on reducing greenhouse gas emissions.

In 2002, the firm expanded their US based trading floor to a staggering 103,000 square feet. With energy being a major contributor to their overall greenhouse gas emissions, they were seeking ways to reduce their energy footprint for this expansive area. Through a cooperative effort with the local utility company and a local commissioning consultant, they embarked on a retrocommissioning pilot program.



OVERVIEW

The trading floor is served by 210,000 cfm of supply air which, by original design, should operate with approximately 30,000 cfm of outside air. Testing of the outside air and trading floor carbon dioxide levels (CO₂) revealed a ventilation rate of approximately 30 cfm per person during occupied hours. In review of ASHRAE's Standard 62 -Ventilation for Acceptable Indoor Air Quality, the outside air requirements could be controlled to 20 cfm per person, and thus provided an opportunity for significant energy savings.

ESTIMATED ANNUAL ENERGY SAVINGS: \$60,000

Annual energy reduction of approximately 125,000 kwh (cooling) and 53,000 therms gas (heating) were calculated due to the overventilation of the trading floor. The resulting energy savings will yield annual energy savings of \$60,000. The solution was presented to the utility and, due to a high level of commitment on the part of the owner, the project received full subsidization from the utility.

PROJECT

Location: New England
Property Type: Commercial Office
Space Type: Securities Trading Floor
Size: 103,000 sq feet

PROJECT TEAM

Local Utility: Connecticut Light & Power
Property Manager: Cushman Wakefield
Commissioning Consultant: Van Zelm, Heywood, & Shadford



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