



OPTIMIZING your buildings' performance



33 New Montgomery
San Francisco

testimonial

industry: real estate

service: retro-commissioning



GLENBOROUGH TESTIMONIAL

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Carlos Santamaria,
Director of Engineering
Glenborough

Servidyne retro-commissioning project cuts energy costs for Glenborough

For the past three decades, Glenborough, LLC has prided itself on its efficient and thorough way of doing business as well as its “do unto others” philosophy. Glenborough found these same ideals intact at Servidyne, which is what facilitated the beginning of their many-year relationship. Originally sought by Glenborough simply for its expertise with energy consumption, Servidyne was recently tapped to assist with an important retro-commissioning project.

“Servidyne has the capability and resources to help customers improve their building efficiency by identifying both the no to low cost saving opportunities, in addition to those medium to high cost major retrofits,” says Carlos Santamaria, Glenborough’s Director of Engineering. “Servidyne has all of the industry expertise and knowledge with helping organizations elevate their energy performance.”

RETRO-COMMISSIONING

Glenborough was seeing a great energy drain due to a condenser water pump that was over performing to serve a minor component of the air conditioning system in tenant spaces, Senior Vice President of Engineering at Servidyne Barry Abramson explains.

“One pump was running continuously during after-hours periods, 12 hours per weeknight and 24 hours each weekend during the day,” Abramson says. “That’s a total of 108 hours per week.”

Servidyne’s solution was to install VFDs on the two condenser water pumps. Additionally, Glenborough would now be able to control the start/stop and speed signals to the VFDs. They could also implement a lead-lag swap program, so the condense water pumps would each have equal run times, reducing the wear-and-tear on both.

“With the water flow slowed down to meet the actual requirements by the system, the energy and cost savings were significant,” Abramson says.

RESULTS

Since installing the VFDs, Glenborough has seen a significant reduction in after-hours electrical consumption. The measure has also helped lower pump run speed during normal operating hours from a constant 100 percent to 95 percent.

“The projected energy and cost savings is 186,788 kilowatt hours and 10.6 kilowatts in peak demand reduction, or \$18,497,” Abramson says. “And in the long-term, it means extended pump life and reduced maintenance, which adds up to an even bigger cost savings.”

Additionally, Glenborough in December 2008 announced that it had earned the coveted distinction of a Top Performer in the Environmental Protection Agency’s Energy Star® program in addition to the 2008 Flex Your PowerSM award for Energy Efficiency.

“The retro-commissioning audit completed by Servidyne at our 33 New Montgomery building in San Francisco is yet one more proactive measure building owners can do in looking for additional ways to conserve energy,” Carlos Santamaria says. “Even though this building currently runs very efficient receiving an EPA ENERGY STAR rating of 91, Servidyne was able to help us reduce energy and costs even further, while also improving our rating for this building.”



About Servidyne

Servidyne provides comprehensive energy efficiency solutions, sustainability programs, and other products and services that significantly enhance the operating and financial performance of existing buildings. We enable customers to cut energy consumption and realize immediate cost savings across their portfolios, while reducing greenhouse gas emissions and improving the comfort and satisfaction of their buildings’ occupants.

Servidyne serves a broad range of markets in the United States and internationally, including corporate, commercial office, hospitality, gaming, retail, industrial, distribution, healthcare, government and education. We are proud to be an important Part of the Solution – for now and for future generations.

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