

NYC high rise reaps annual savings of \$350K

Centrica Business Solutions provides operation and maintenance services to ensure Manhattan Plaza and RELATED Companies' Combined Heat and Power (CHP) units achieve better uptime and greater savings.



CHP not being optimized to expectation

Manhattan Plaza, a RELATED Companies property, installed six CHP units from another vendor. It soon became clear that the units were not providing the better uptime, higher savings and maintenance capabilities that were expected.

Smooth takeover of CHP responsibilities

Centrica Business Solutions was selected to lead the re-design and then take over the operation and maintenance of the CHP plant as part of a five-year agreement, which projected to reduce costs by \$350,000 annually.

In phase one, the existing system was evaluated and compared to how Centrica Business Solutions would have theoretically designed a system for that specific location. Working with the RELATED facilities management team, design changes were recommended and subsequently implemented.

In phase two, Centrica Business Solutions took over operation and maintenance of the 840 kW of electrical power generation and ensured that all other CHP related plant equipment was maintained as needed, to keep the CHP/trigeneration system running smoothly.

The results

By utilizing its expert knowledge of CHP natural gas engine performance, Centrica Business Solutions was able to reduce gas consumption and increase power generation, while simultaneously improving system uptime. This resulted in cost savings for the building.

The units at Manhattan Plaza are now operating at their highest level of productivity in recent history with >90% uptime, and savings are on course to meet expectations and establish all-time high cost savings. Manhattan Plaza has also reduced its carbon footprint by more than 20%.

\$350k
SAVINGS

Annual savings
from CHP upgrade
and maintenance

20%
AND RISING

Overall reduction in
carbon footprint

80%
AND RISING

Total system
efficiency

90%
AND RISING

Uptime, the
highest level of
productivity

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Savings achieved due to the operation and maintenance of the plant, help us to stabilize our costs and give our tenants the assurances they need that during varied weather conditions, they will have electricity, heat or cooling available.”

Paul Rode, SVP, Engineering & Energy Management
RELATED Management Company

Why

Centrica Business Solutions maintenance services:

- Customized or tailored service solutions
- Emergency services 24/7/365
- Fixed-price servicing, maintenance and service plans for added peace of mind