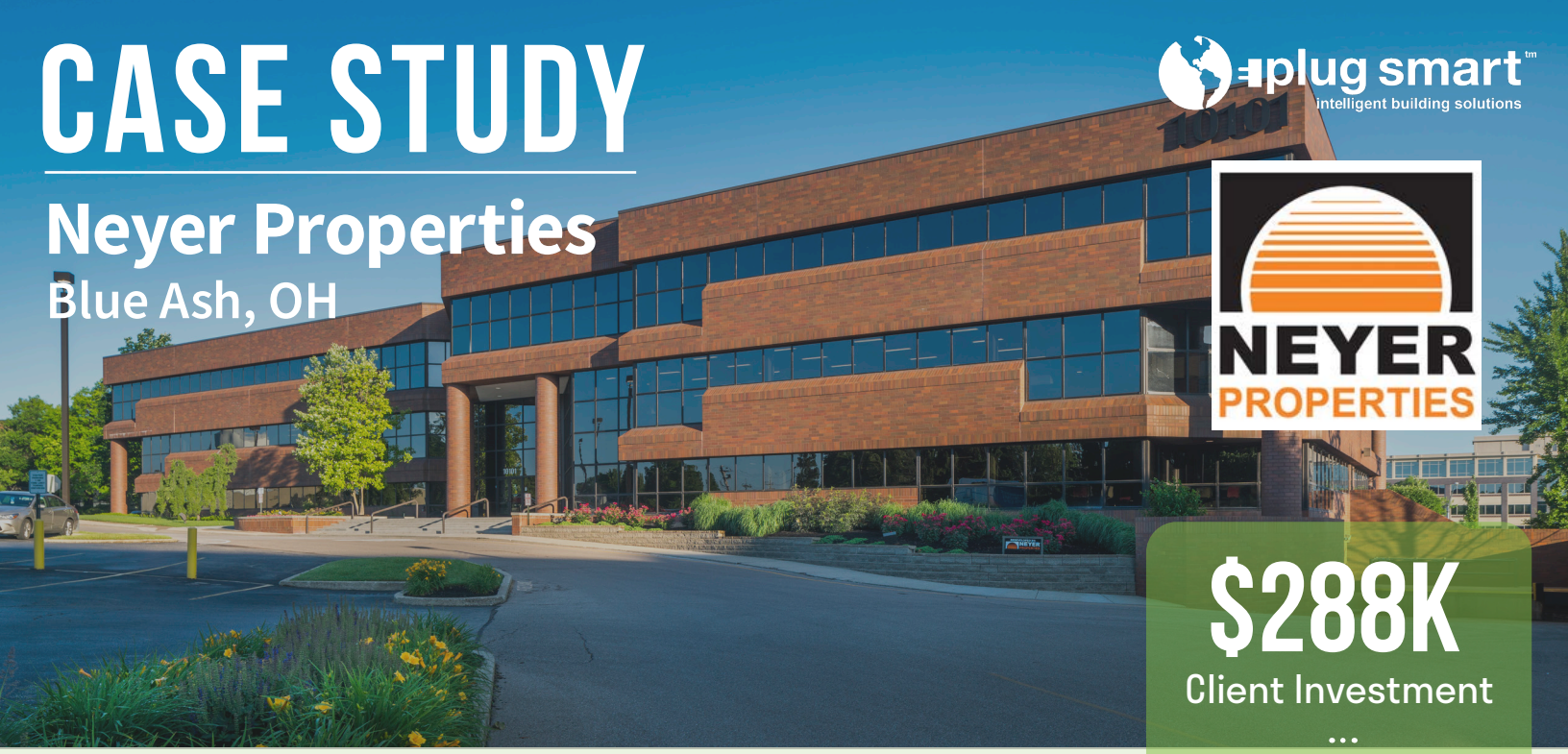
CASE STUDY

Neyer Properties

Blue Ash, OH



plug smart™ intelligent building solutions

NEYER PROPERTIES

$288K
Client Investment

...

$31K
Annual Savings

...

195 TONS CO_2
Total Annual Energy Savings

The Client

Neyer Properties is a fully integrated real estate company that provides complete real estate solutions through their unique approach of enhancing the value of local real estate assets, commitment to excellence, adaptability to change, and cultivation of relationships. Two of their office buildings, Vista Business Center I and Northmark I in Blue Ash, Ohio are 63,261 and 101,414 square feet respectively.

The Challenge

Both buildings had aging HVAC infrastructure and building automation systems. Even though the initial benchmarking analysis determined that Vista I's energy consumption (kBtu/ ft2) was 3% better than the average performance of the peer group and Northmark I's energy consumption (kBtu/ft2) was 7% better, the analysis also suggested that Neyer Properties could reduce its energy costs by 24% for Vista I ($20,482) and 25% ($39,790) for Northmark I by systematically addressing energy efficient upgrades over time. Additionally, the building controls assessment identified that additional utility, operations and maintenance savings would result by upgrading to a new, more advanced building control system.

Our Solution

Plug Smart developed and implemented building automation and temperature control systems for both properties. Vista I's upgrades included (123) cooling-only variable air volume (VAV) controllers, three (3) rooftop units (RTU), one (1) boiler plant, five (5) perimeter hot water zone valves, and miscellaneous sensors. Northmark I's upgrades included (157) VAV controllers (80 fan-powered with heat), three (3) RTUs, one (1) air handling unit (AHU), and miscellaneous sensors. These system upgrades have resulted in an estimate of over $30,000 in annual utility savings and an annual carbon footprint reduction of 195 tons of CO_2.

Plug Smart used $80,000 in grant proceeds to help Neyer Properties offset planned building automation systems (BAS) retrofit costs.

Plug Smart | 640 Lakeview Plaza Blvd. Suite J, Worthington, Ohio 43085 | Tel: (800) 518-5576 | Email: PACE@plugsmart.com