

Rebuild Western New York Targets Healthcare Facilities

Through the **Rebuild Western New York Partnership**, the New York State Energy Research and Development Authority (NYSERDA) is helping healthcare facilities become more energy efficient.



Jamaica Hospital Medical Center

To date, nine healthcare facilities — representing more than 3 million square feet and \$10.8 million in energy-efficiency improvements — have benefited from Rebuild Western New York's services. The facility improvements, all of which are underway or completed, are expected to collectively achieve annual energy savings of about \$1.8 million. Another \$2 million in energy improvements are planned for an additional seven projects totaling 3.5 million square feet.

Rebuild Western New York originally targeted New York's seven western-most counties, but is now open to all areas of the state. Plans include providing similar services to the municipal and college/university sectors.

Collaborating with NYSERDA in this partnership are the Healthcare Association of New York State, the Western New York Healthcare Association, Niagara Mohawk Power Corporation, New York State Electric and Gas Corporation, National Fuel Gas, and the New York State Energy Efficiency Council. NYSERDA has also teamed up with the Dormitory Authority of the State of New York (DASNY) to provide the healthcare sector with low-cost, tax-exempt financing of energy-

efficiency improvements through its Tax Exempt Leasing Program.

The partnership provides cost-shared technical assistance services to healthcare facilities through NYSERDA's Flexible Technical Assistance (FlexTech) program. Services include technical assistance with energy performance contracting or with technical feasibility studies that investigate the energy and economic benefits of installing HVAC and lighting energy conservation measures.

Rebuild Western New York's services include assistance with all phases of an energy performance contracting project and include:

- preparing Request for Proposals seeking energy services companies (ESCOs) and reviewing submittals
- developing the scope of work for the ESCO's Comprehensive Energy Audit and reviewing audit results
- assessing the proposed contract to ensure that the installed equipment is capable of achieving the projected energy savings
- reconciling achieved savings with guaranteed savings by reviewing the ESCO's annual measurement and verification reports

Continued on page 4

Other technical services may be custom-tailored to the facility's needs, such as feasibility studies for energy-efficiency measures that facility managers will implement outside of an energy performance contract. The following are examples of how Rebuild Western New York customizes its services to meet the building energy needs of the healthcare sector.

Lake Shore Health Care Center

The Lake Shore Health Care Center, a 120,000 square-foot skilled nursing and hospital facility in rural Irving, NY, tapped Rebuild Western New York's services to enter into an energy performance contract for cogeneration and other energy conservation measures. The partnership assisted in the development of an energy performance contract providing \$184,000 in annual energy and operational savings through a \$935,000 investment. The energy-efficiency improvements, which are nearing completion, included:

- installing a cogeneration plant and an energy management system to provide efficient heating and cooling
- retrofitting the food cooler refrigerant
- eliminating a chiller by repiping air handling unit to another existing chiller
- replacing existing burner (boiler) with modulating burner

This project was the pilot for DASNY tax-exempt financing which made the project more economically attractive for the center. The FlexTech energy performance contracting consultant was Wendel of Buffalo, NY.

Jamaica Hospital Medical Center

Rebuild Western New York helped the Jamaica Hospital Medical Center, a 600,000 square-foot facility in urban Jamaica, NY, save \$115,000 in annual energy and operational costs by replacing a main chiller during a cooling season failure. The chiller replacement is underway and other measures – including interconnecting segregated heating and cooling plants, upgrading an energy management system, and evaluating the boiler plant – are to follow. The facility is self-funding these measures. The construction costs for the chiller and energy management system were \$607,000. The project's FlexTech energy consultant was Parsons Brinkerhoff of New York, NY.