

BAYSIDE CO-OP

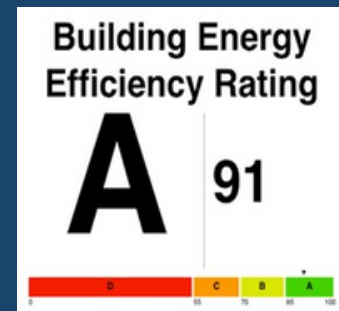
Energy Audit
Retrofit Consulting
EnergyScoreCards

209-10

BRIGHT POWER

CASE STUDY

Bright Power performed an energy audit that identified several opportunities for energy efficiencies and utility savings. We worked with the Board to implement the building's improvements and continued tracking building performance and monitoring usage via our EnergyScoreCards platform. The building has improved their energy grade, achieving an "A" 91 grade after previously receiving a "C" grade.



Utility Savings

\$114,221, 33%



Energy Savings

Saved 4,837 mmBTU, 30%



Emissions Reduction

Saved 585,560 lbs CO₂, 30%

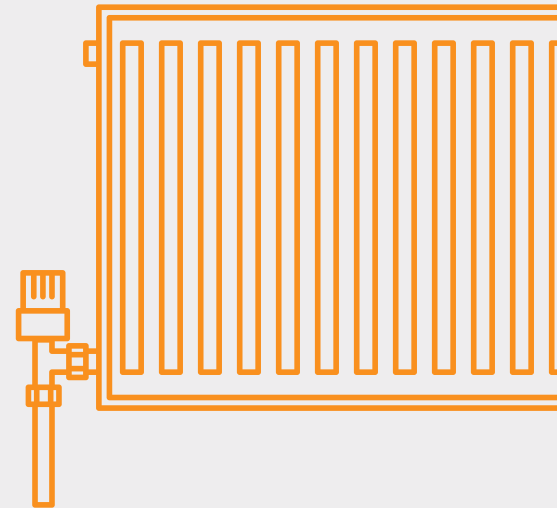
PROJECT SCOPE

Bright Power's Expertise

- Steam Balancing
- Ventilation System Overhaul
- Domestic Hot Water (DHW) Recirculation Balancing
- Installed Variable Frequency Drive (VFD) on Domestic Water Pump

Board Responsibilities

- Install Exhaust Fan Timers
- Insulate Feedwater Tank
- Upgrade remainder of common area lighting to LED



STEAM BALANCING OVERVIEW

Steam balancing refers to a series of upgrades to a one-pipe steam system that collectively improve the delivery, efficiency, and consistency of heat delivered to residents.

We performed a comprehensive survey of all radiators and ensured air vents were sized properly. We inspected all system components and specifically checked for uninsulated and exposed heating pipes that needed repair.

WATER SYSTEM UPGRADES

Completed both a Domestic Hot Water (DHW) Recirculation Balancing, as well as Installing a Variable Frequency Drive (VFD) on the Domestic Water Pump.

VENTILATION OVERHAUL OVERVIEW

Ventilation Overhaul is the process of inspecting, cleaning, and repairing central ventilation shafts and equipment to ensure that air quality and building ventilation requirements are met in the most efficient and consistent manner possible.

Critical ventilation upgrades include:

- Inspect ventilation shafts with a camera drop
- Clear debris and obstructions found in shafts.
- Repair leaks by Aerosealing shafts and ducts
- Install properly sized constant air/volume regulators to balance ventilation vertically
- Install energy efficient direct drive beltless fans and motors
- Install timers on non-essential ventilation equipment

