Benefits
Our role as facility optimization provider can help your buildings thrive. Facility optimization will:

- Reduce energy use, carbon, and greenhouse gas emissions
- Improve equipment operation, occupant comfort, infection control, and indoor air quality
- Decrease maintenance and repair costs
- Replace aging and failing equipment
- Provide ongoing services and support
- Allow easier compliance with Facility Guidelines Institute (FGI) guidelines and the Joint Commission Standards

Comprehensive Solution
Our comprehensive facility optimization solution includes:

- Retro-commissioning to optimize facility performance and uncover measures
- Investment Grade Audit (IGA) to identify financially viable capital projects
- Testing, adjusting, and balancing of air and water flows
- Turnkey implementation of control, mechanical, and lighting systems upgrades
- Financing options including utility incentives
- Verification of energy savings after implementation
- Ongoing monitoring to achieve persistent energy savings
- Training for facility staff

Common Measures
Our facility optimization process uncovers measures that save energy, reduce utility costs, and improve comfort.

- Optimize HVAC system control strategies
- Airside system upgrades
- Air change rate reductions based on current code requirements
- Central plant upgrades including boilers and chillers
- Steam trap monitoring and replacement
- Lighting systems (including LED) and lighting control
- Renewable energy applications
- Electric motors and variable speed drives

William McMullen
wmcmullen@dewberry.com
919.424.3766
www.dewberry.com
We see beyond standard requirements

Energy Savings
Comprehensive facility optimization projects result in utility cost savings of 10 to 30 percent annually and typically have six-month to five-year paybacks. We will work with your utility provider to maximize any available rebate or incentive.

We approach each project with an emphasis on the life cycle performance of a building and can deliver the full spectrum of planning, repairing, renewing, and sustaining new and existing systems. This approach, combined with a team possessing more than 25 years of new and existing building design and commissioning experience, enables us to quickly and effectively reduce energy consumption in each facility.

What makes a hospital a good candidate for facility optimization?
- Energy savings/sustainability goals and mandates
- Excessive or increasing utility costs
- Comfort/air quality issues
- Inefficient building systems
- Eligibility for utility rebates and alternative funding sources
- Mounting deferred maintenance costs

University of Pittsburgh Medical Center
We performed comprehensive site investigation, energy analysis, design, and turnkey construction at six University of Pittsburgh Medical Center hospitals and laboratories totaling 4.3 million square feet. Resulting in cost savings exceeding $1.2 million annually, the hospital system saw the measures paid back in less than three years with energy savings over 11,000,000 kWh and 850,000 therms.