



Case Study: 509 St Kilda Road, VIC



01 Project Summary

Building Tuning including the implementation of energy efficient control strategies in the BMS and recommissioning of VAVs and associated Air Handling Systems.



An estimated saving of 15% per annum of peak electricity (170,295 kWh) @ 0.0934 \$/kWh, or \$15,905 p.a. of avoided cost.



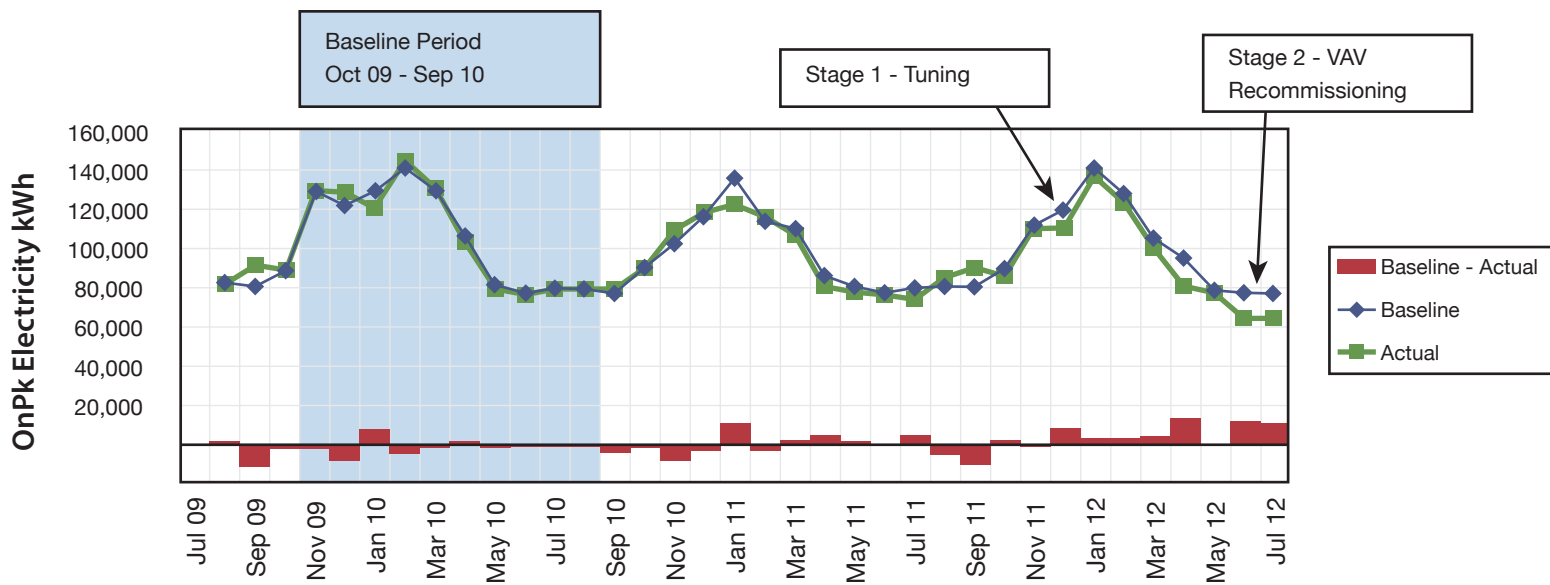
02 The Solution

A baseline of energy use was established for the period Oct 09 to Sept 10. The baseline was established using a correlation between weather patterns and electricity usage. An estimate of expected energy use (based upon the baseline) has been established for subsequent months and takes into account the weather patterns for each month (Using Cooling Degree Days).

03 Project Outcomes

The final stage of works were completed in June 2012 so only 2 months of energy data is available since the works were completed. The results to date show a consistent reduction of around 15% based upon a comparison of baseline (estimated) and actual.

Following the re-commissioning of the Air Handling Systems, the main supply fans were running at a 20% lower speed than previously.



Year Ending 31/12/12 Scenario	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Baseline	141,073	127,456	105,230	95,202	77,701	76,849	76,849						700,358
Actual	136,927	123,306	100,129	80,922	77,380	64,044	64,825						647,533
Baseline - Actual	4,146	4,150	5,101	14,280	321	12,805	12,024						52,825
Percent Difference	2.9%	3.3%	4.8%	15.0%	0.4%	16.7%	15.6%						7.5%

06 Conclusions

Since installation of... we have successfully.... etc etc.



**Average Annual
Cost Saving**