

Premier Physicians

High Performance Building Partnership Leads to Better Building Efficiency

Headquartered in Westlake, Ohio, Premier Physicians is an independent Physicians group whose services include family and internal medicine, as well as medical and surgical specialties. The 50,000 square foot facility consists of an all-electric medical office building with a 20,000 square foot underground parking garage.

Challenge

When the Premier Physicians facility was constructed over ten years ago, it was originally designed with energy efficient equipment, including T-8 and compact fluorescent lighting, variable air volume HVAC equipment and a Trane Tracer Summit building automation system. When a new facility manager started with Premier Physicians, he wanted to gain a better understanding of the building's HVAC and controls system and how to run his building most efficiently and contacted Gardiner for help.

Solution

Gardiner suggested an Energy Star benchmark analysis to assess the operational well-being of the facility. Utilizing the Portfolio Manager application within Energy Star, Gardiner created an initial benchmark which provided a current snapshot of the building's existing energy performance along with a guide by which to measure the success of any future energy conservation measures.

Premier's benchmark showed that comparative sites appeared to have a lower cost per electrical unit (kWh) than their facility, which identified an opportunity to explore a lower electrical purchase option. On the consumption side of the utility meter, Premier, was performing better than comparative sites, but there was still room for improvement. Next, Gardiner conducted a building walk through to get a better understanding of how the building was used, how the equipment operated and to look for opportunities to reduce electrical consumption. Gardiner submitted the utility data to their utility supply side partner to see if there was a more cost effective electrical purchasing agreement available for Premier.

Gardiner designed a Shared Savings Agreement for Premier Physicians, which allowed Gardiner to make improvements and modifications to the HVAC equipment, lighting operation and electrical rate negotiation with no upfront cost to the client. The savings that would be generated by the improvements and modifications would be shared between Premier and Gardiner.



Premier Physicians • Westlake, OH

Premier Physicians is the largest independent multi-specialty physician group in Northeast Ohio.

Project Overview

- HVAC and lighting controls optimization
- Occupancy sensors for lighting
- Critical zone reset for VAV controls
- Supply temperature reset for comfort improvement and energy savings
- Electrical rate negotiation
- Energy Star benchmark analysis
- Shared Savings Agreement

Premier Physicians

Intelligent Services • Shared Savings Agreement

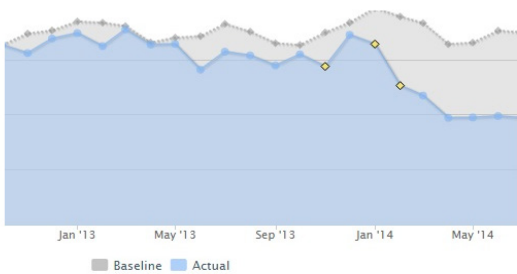
Results

Since entering the Shared Savings Agreement, Gardiner has optimized HVAC operational strategies, implemented lighting control and facilitated a lower cost electrical purchasing agreement for the client. After negotiating with the low-cost energy supplier, Gardiner was able to secure a \$0.05117 per KWH rate for Premier, which is 16.1% less than the rate they had before the project. During the 13 month period post project, Premier Physicians has an energy savings and cost avoidance of \$16,285.

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client name, title

Cost Avoidance



Shared Savings Benefits

- "No risk" to the Client
- Realized savings represents a new funding source
- Improvements made without impacting capital budget
- Energy savings & reporting can be used to promote and market environmental stewardship

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For more information on Gardiner Solutions, visit www.WHGardiner.com or contact us at 440.248.3400