

Commissioning - Multifamily Royal Charter Properties 1330 First Avenue New York, New York

Scope of Services

- Project Scoping
- Design Assistance
- DOE-2.1E Whole Building Modeling
- Green Building Services
- EEM/Sustainable Design Coordination
- Cost Benefit Analysis
- Incentive Calculation & Reporting
- LEED Optimize Energy Performance
- LEED Fundamental Commissioning
- LEED Enhanced Commissioning

Facility Size

372,000 sq. ft.

Facility Type

Luxury High Rise

Project Results

Achieved LEED-NC v2.1 Gold Certification

Green Building Goal

Achieved LEED-NC V2.2 Silver

Energy Efficient Measures Pursued

- High Performance Glazing
- High Efficiency Common Area Lighting
- Occupancy-based Lighting Control
- High Efficiency Corridor Rooftop Units
- CO-based Garage Ventilation
- Premium Efficiency Motors
- Water-source Heat Pump System
- Ultra Low-flow Water Fixtures
- High Efficiency Gas-fired DHW Boilers
- Heat Recovery

New York Presbyterian (NYP), through its real estate subsidiary, Royal Charter Properties (RCP), constructed a 20-story residential building on the Upper East Side of Manhattan. The residential building, with a gross floor area of 372,000 sq. ft., consists of underground parking, ground floor retail space and residential apartments on the remaining floors that provides sustainable and energy efficient housing for hospital doctors, nurses and staff.

Throughout the later stages of the construction



1330 First Avenue, New York, NY

Throughout the later stages of the construction process, beginning in Fall 2006 and ending in late 2008, EME Group executed a building commissioning process that included documenting the installation of the equipment via the completion of construction checklists, verification of proper system operation by witnessing the testing of system operation and verification of training and record documentation.

The owner was in quest of a LEED Certification for the project, EME Group was hired as the Commissioning Authority (CxA) in support of LEED Prerequisite #1 Fundamental Commissioning.

Fundamental Commissioning required that we complete the following:

1. Produce a Commissioning Plan outlining the Commissioning Process
2. Verify that the buildings energy related systems are performing according to the Owner's Project Requirements (OPR).
3. Review the Basis of Design (BOD)
4. Assist with the verification that applicable equipment and systems are installed properly and receive adequate operational checkout by installing contractors.
5. Observe and verify that execution and testing of sequences of operation and proper performance of equipment and systems have occurred.
6. Verify that the requirements for training operating personnel are completed
7. Verify that the systems' O&M documentation are on the site, and are clear and complete.