



Commissioning Case Study

1001 Franklin Avenue

Garden City, NY

Background

In their endeavor to achieve LEED certification for the 1001 Franklin Ave office building, The Albanese Organization, Inc. and Castagna Realty Inc. looked to the Long Island Power Authority (LIPA) and their Commercial Construction Program to provide assistance with rebates, incentives and professional consulting services for commissioning services.

Under the guidelines of the LIPA program, the project qualified for \$170,000 in Green Building Incentives, which included \$26,490 for Building Commissioning services. LIPA assigned and partially funded a pre-qualified commissioning agent, Horizon Engineering Associates, LLP (HEA), to provide the required services to meet the desired LEED certification.

Description

The design and construction of 1001 Franklin Avenue incorporated the sustainable guidelines of the United States Green Building Council (USGBC), specifically the Core and Shell program of the LEED rating system. With the assistance of the LIPA program, Energy & Atmosphere (EA) Prerequisite 1- Fundamental Commissioning of the Building Energy Systems and EA Credit 3 - Enhanced Commissioning were fulfilled for LEED certification. The commissioning scope of work began in the design phase and continued through project close-out and completion. Commissioning helped to bridge the gap between design, construction and occupancy by ensuring that the systems and their respective components were installed and operated in accordance with the Owner's Project Requirements.

Solution

During commissioning a significant number of performance issues were identified. At project completion, the system adjustments significantly enhanced the overall building performance, most notably the HVAC and building automation systems. The Owner also realized the benefits of commissioning with increased thermal comfort and indoor air quality as a result of proper operating conditions. These components included equipment sequencing, proper function of the RTU enthalpy wheel, proper sequencing of the roof top unit economizer and verification that the installation of system components were accessible for future maintenance purposes. Additionally, commissioning provided the facility manager and operators with a better understanding of how to operate the systems.

In total, these corrective actions demonstrated an annual savings of approximately \$20,000, in addition to \$25,000 in savings from corrected construction deficiencies. The 1001 Franklin Avenue project was awarded LEED certification.



Commissioning Provider:
Horizon Engineering Associates, LLP

Customer Name:
The Albanese Organization, Inc.
Castagna Realty, Inc.

Location: Garden City, NY

Building Size: 110,000 sf

Commissioning Fee: \$44,465

LIPA Cx Funding: \$26,490

Annual Savings: \$20,000

Amended Deficiency Costs: \$25,000