

EEM-4; BOILER STEAM PRESSURE RESET

Presently a single boiler runs 24/7 to maintain 75 psi of steam. The HVAC heating system operates at 40 psi and the additional steam pressure is required for autoclave sterilizing stations. However, the autoclaves are not used after the normal work hours. Because of this the boiler pressure set-point can be reset to for heating use only during unoccupied hours. We propose to add sensors and programming to reset the boiler pressure after the 5pm.

Additional Advantages of Automation

The proposed automation system will provide graphics, user adjustable schedules, and remote alarms alerting for the facilities management personnel to a condition before it impacts tenant comfort.

Energy Measures	Measure Cost	Annual Savings	CL&P Incentive	Net Cost	Simple Payback
Condenser Pump VFD	\$48,258	\$15,816	\$24,129	\$24,129	1.53
Cooling Tower VFD	\$34,768	\$7,186	\$17,384	\$17,384	2.42
Chiller Reset	\$83,984	\$5,221	\$41,992	\$41,992	8.04
Steam Pressure Reset	\$14,500	\$33,297	\$7,250	\$7,250	0.22
Outdoor Lighting	\$212,303	\$10,389	\$106,151	\$106,152	10.21
Outdoor Poles (23)	\$ 30,026	-	\$15,013	\$15,013	-
Totals	\$423,839	\$71,908	\$211,919	\$211,919	2.95