



## **Bay State Health Services Springfield, MA**



### **The Challenge**

Bay State Health Services in Springfield, MA is a 105,000 square foot ambulatory care center housing medical offices and outpatient care. The challenge was to identify both low cost and capital energy efficiency improvements that would reduce operating costs and improve operations while maintaining high quality patient care and comfort, as well as, facility aesthetics.

### **The Opportunity**

B2Q Associates Inc. was retained by Western Massachusetts Electric and asked to identify facility wide retro-commissioning opportunities. Immediate no/low cost savings included a computer power management program, installing vending machine controls, more precise equipment scheduling, resetting supply air temperatures, and creating a preventive maintenance program to maximize performance of HVAC systems. More intensive improvement measures included balancing the air ventilation system and reducing minimum ventilation air, adding variable speed drives (VSD) to supply and return fan motors, adding boiler trim controls, lighting upgrades, a new domestic hot water condensing boiler, and improving control of energy use via a building automation system (BAS).

### **The Result**

B2Q identified energy savings estimated at 30% per year, yielding an annual reduction of \$195,000 in utility costs. Total customer investment required to achieve these savings was estimated at \$254,000, and when combined with \$175,000 in electric and gas utility financial incentives resulted in a simple payback of 1.3 years to Bay State Health Services.