

Citicorp Centre

Energy Management for Grade A Building (2005)

Energy Management Objective

As initiated by the Property Management Company, INERGI Energy Consultancy team was employed to perform energy audit services to optimize the energy efficiencies of the energy equipment and systems and identify long-term energy saving opportunities. Throughout the whole service period, we aimed at enhancing the values of the building and upholding its environmental-friendly position in the Property Management industry.

Basic Information of Property

- Building Type: Commercial grade A
- GFA, m²: 55,000
- No. of floors: 38 (2 for car parking and 1 for shopping arcade)
- Operating years until 2005, years : 21

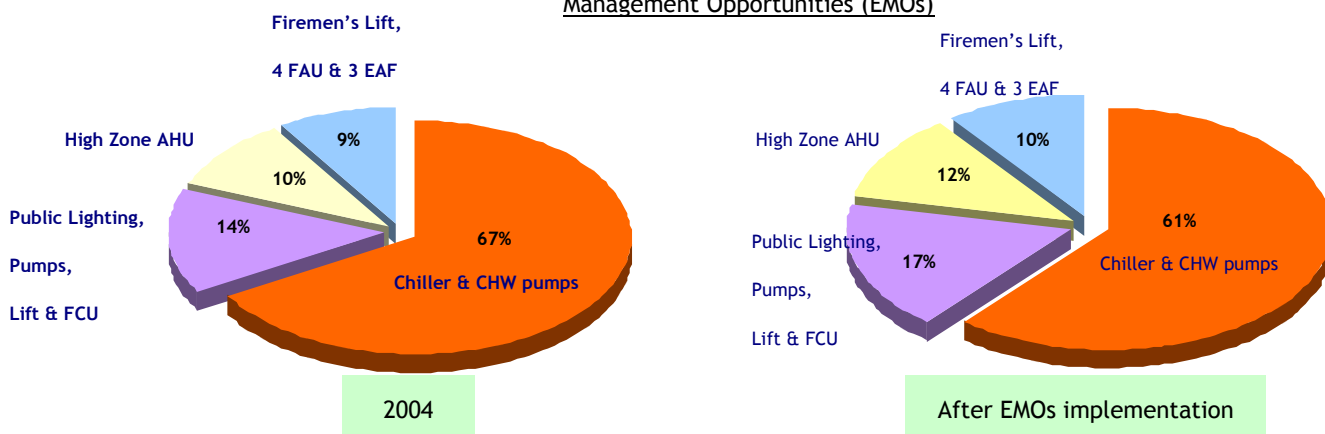
INERGI has proposed solutions (Energy Management Opportunities, EMOs) to the client which could reduce the energy consumption with reasonable investments. (See the following table)

Energy Management Opportunities (EMOs)	Annual Power Unit Saving (kWh)	Annual Saving in Operational Cost (\$)	Estimated Investment Cost (\$)	Payback (Yrs)
Fresh Air Flow Optimization System for High Zone	179,000	\$196,000	\$2,800,000	-2.30
Independent Supply of CHW to Night Load A/C Equipment	349,000	\$381,000		
Operation of Water cooled Mini-Chiller for Night Load A/C Equipment	629,000	\$639,000		

Remark: Other EMOs include Installation of Energy Saving Motor Controller, Improvement to Air Circulation for Chiller Condensers.

The energy consumption of each building public service system in 2004 and after implementing the recommended Energy

Management Opportunities (EMOs)



Overall energy consumption was reduced by 15.3%.

(Note: Energy consumption of office equipment & office lighting is excluded in the pie charts.)