

# Gateway Plaza CHP: Managed Services



## Operations, Maintenance and Optimization

*GI Energy provides complete energy asset management to the Alaska Permanent Fund, owner of Gateway One. In addition to designing and building the CHP plant here, GI provides operations and maintenance support to keep the plant running and producing economic and carbon savings.*



### Executive Summary

GI Energy was engaged by the building's owner, the Alaska Permanent Fund, to provide ongoing operations, maintenance, data management and optimization support for the 2MW combined heat and power (CHP) plant installed in 2010. The building, a Class A office located in the heart of White Plains, NY, has attracted several high profile tenants including Mitsubishi Chemical America, Alliance Capital, UBS, Rabobank and Colliers.

GI Energy provides preventative and emergency maintenance for all plant components, including the reciprocating engine generator set, hot water heat recovery boiler, absorption chiller, heat exchangers, cooling tower and SCADA automated control and monitoring system.

## Challenges

The project required solutions to many technical obstacles including the installation of the CHP on the roof of a 20 story building.

## How Our Service Helped

Many building operators are not familiar with the operation and maintenance of power generation plants. GI Energy provided factory-trained O&M personnel to service, maintain and operate the entire plant, assuring plant reliability and efficiency.

## Results, Return on Investment and Future Plans

GI Energy provided a remote monitoring system via computer allowing GI Energy's carefully selected contractors and other expert engineers to observe plant performance in real time and help on-site operators promptly and accurately diagnose problems.

*GI Energy instituted a database that can provide feedback for plant maintenance schedules, failure prevention programs, equipment upgrade programs, and performance reliability programs.*



*The generator set was sized to meet the majority of the buildings electrical load and to supplement the original heating and air conditioning systems.*