

Continuous Commissioning. Optimising your building's energy performance.

Whether you're in newly-built premises or you've been in a building for years, failing to optimise your Building Management System (BMS) can lead to costly energy misuse.

The commissioning process can often be rushed in new premises with little training around the BMS. Whereas continual heating and cooling readjustments in existing buildings can lead to systems working against each other.

At Smart Power, our focus remains on creating a comfortable working environment for your staff to ensure high workplace productivity. Our Continuous Commissioning service involves regular monitoring to ensure your building functions efficiently at optimal energy use and staff comfort levels. We review temperatures, humidity, boilers, chillers, fans, alarms and sub metering, mapped against gas and electricity consumption.

Energy use in commercial buildings can increase if the:

- Equipment fails or needs maintenance;
- BMS programme settings expire and need replacing (e.g. for public holidays);
- Sensors fail;
- Newly-installed equipment is not added to the BMS;
- The BMS is neither readily accessible nor user friendly;
- The BMS is forgotten except when detecting faults;
- BMS-trained staff (or the service company) leave; or
- The landlord passes energy costs onto tenants and therefore has no incentive to conserve energy use.

We tailor our two-pronged approach towards maximising your building's efficiency by:

1. Surveying all elements of the building HVAC (heating, ventilation, air-conditioning), lighting and the BMS to ensure efficient equipment function and improve control settings.
2. Regularly monitor the BMS to identify any issues and explore opportunities to improve energy monitoring efficiency. We then agree any changes and monitor the energy savings.



BMS monitoring and management can be readily improved by:

- Optimising HVAC systems to meet seasonal needs.
- Identifying issues like failed sensors or valves.
- Relocating temperature sensors to improve performance.
- Programming public holidays into the BMS to reduce energy use.

For optimal performance, we recommend regular meetings between the building representative, HVAC service company and Smart Power to resolve issues, trial new opportunities and monitor progress.

Benefits.

- Reduced energy use.
- Reduced energy costs.
- Improved staff comfort.
- Independent expert and experienced energy advice.
- Allows customised reporting supporting best practice energy management.

What our clients say.

“Effective advice from an energy management process focused on our needs.”

“Useful advice and responses to questions. Proactive.”



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