



Hurricane Sandy restates the need for cogeneration

November 26, 2012 - Green Buildings

With the recent destruction of Hurricane Sandy still fresh in the mind of many building managers, the need for energy security is now a very hot topic. Cogeneration or "cogen" is the ability of a property to produce its own power onsite independent of the main grid. These systems can be powered by gas, oil, solar, wind, or any combination of available power sources.

For many property owners, the losses incurred from the storm are as much about lost business and tenant inconvenience as property damage. Many insurance policies only cover property damage, while losses of rents or sales are the responsibility of the covered party. This is particularly painful with the Christmas season just getting underway.

Properties with cogeneration capabilities are immune from grid outages and can remain powered during periods of prolonged service interruption, a real challenge for many commercial and residential sites after Sandy. Another advantage of cogeneration is that it is also a money saver as it can substantially reduce utility costs. In addition to producing cheaper energy, eliminating peak usage charges, and allowing building managers increased flexibility in power purchase options, state and national incentives are easily available greatly reducing the costs of these systems. Shared savings options and fully financed, insured performance packages are also available. These programs virtually guarantee immediate savings and eliminate any up front capital expense issues and potential risks.

When selecting a solutions provider all systems and system integrators are not created equal. There are literally scores of potential technologies which all require specific expertise to design and implement properly. A coordinated energy management approach is essential. This begins at the planning stage with inspections and evaluation. At Energime, we have always operated under the philosophy that the client is best served by a single provider that masters the full spectrum and complexities of these challenges, overseeing the energy management process. This approach eliminates the potential mix of uncoordinated half steps you get with a series of subcontractors that inevitably ends up working less efficiently and costing more money.

Energime offers property managers experience, situational flexibility, and savings. We work with over 300 technology/service providers nationally with over 120 doctorate level consultants on call. This includes key cogeneration experts from the DOE Brookhaven Laboratories, and some of the foremost global practitioners of on-site integrated renewable energy. The result is a solution that provides affordable energy security and bottom line savings.

William Sosinsky is the CEO Energime Energy Efficiency, New York, N.Y.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540