Continuous Improvement to Energy Management Program

Technology of energy consuming equipment is rapidly improving to reduce our independence on crude oil, reduce the impact on the environment, and reduce the depletion of our natural resources. It is important that an energy management program strive for continuous improvement to take advantage of these new technological advances and continually reduce utility operating expenses in the facility.

- Utility company de-regulation, mergers, acquisitions, rate changes, metering technology
- Lighting equipment technology
- Lighting control technology
- HVAC equipment technology
- Energy management control system technology
- Electrical equipment technology
- Third party metering and sub-metering technology
- Compressed air equipment technology

What Can We Do For You?

Call: 888.VIOX.INC
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Viox Services
An EMCOR Company

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Energy Management

- Biotech/Healthcare
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Local Presence, National Reach

Businesses today are more focused on managing energy than at any other time in recent decades.

Energy is increasingly seen as a strategic business concern. Examples of these concerns include:

- Creating a competitive advantage by improving company financial performance
- Finding a dependable, reliable, safe, and secure energy supply
- Reducing operating expenses, reducing energy consumption, and reducing environmental impact through optimizing energy efficiency
- Increasing employee productivity by improving indoor air quality, lighting levels, and comfort of work environments

Energy expenses have risen considerably in the last eight years impacting all of our bottom lines. The Department of Energy predicts that energy expenses will continue to escalate for at least the next five years.

Optimizing the energy operating expense and energy consumption in your facility requires a dynamic energy management program that:

- Measures real dollar savings
- Utilizes proven energy management processes
- Provides the ability to make adjustments as the dynamics of the energy consumption changes in the facility.

Viox Services provides a proven energy management program that produces real dollar savings year-after-year allowing for continuous improvement and flexibility as the dynamics of the energy consumption in facilities change with time. The steps of Viox Services' proven energy management program are detailed throughout these pages.

Optimize Your Building Performance

Phase I Energy Audit

The Phase I Energy Audit is a review of the current energy practices and inspection of the existing energy consumption equipment in a facility. Viox researches opportunities to capture wasted energy, upgrade existing equipment with more energy efficient equipment, and improve on existing energy management and building management process to reduce annual energy operating expenses.

Areas of evaluation include:

- HVAC systems
- Energy management / control systems
- Lighting systems
- Electric systems
- Compressed air systems
- Equipment maintenance
- Other equipment that consumes large amounts of utilities

Benchmarking Audit / Utility Audit

Viox Services, Inc. will perform an initial annual Benchmarking Audit / Utility Audit to measure the consumption and cost of the utility spend over a consecutive twelve month period. This initial annual Benchmarking Audit / Utility Audit will establish a consumption and cost baseline in which energy savings produced by Viox Services energy management program is measured.

Benchmarking annual utility consumption and annual utility cost is dynamic in nature due to changes in the utility rate, weather, building occupancy, scheduling changes, and other changes that occur in a facility. To be accurate in measuring annual utility consumption and cost we need to adjust the benchmark each year according to the positive and negative impact the changes have on the utility benchmark. Viox will create an annual utility benchmark for each utility account in your building portfolio. Success of the energy management program is based on real dollar savings compared to the adjusted initial utility benchmark for each account.

We focus on your facilities' performance so you can focus on your business' performance.

Phase II Engineering Energy Audit

Viox will determine the initial design intent of various systems in your facility, measure and monitor how these systems currently operate, and prepare a prioritized list of implementation strategies to optimize the performance of these systems.

Areas of detailed evaluation include:

- HVAC systems
- Energy management / control systems
- Lighting systems
- Electric systems
- Compressed air systems
- Equipment maintenance
- Utility rate code
- Utility billing errors
- Supply side energy purchasing opportunities
- Interval usage data analysis
- Rebate money, grant money, low interest loans, and tax incentives available

Implementation of Energy Projects

There are many ways to reduce operating expenses and improve day-to-day employee satisfaction and employee productivity levels in a facility. Viox Services will prepare a summary of suggested implementation strategies that will reduce annual utility consumption and annual operating expenses. Viox will then work with the customer to prioritize the suggested implementation strategies to optimize the financial and performance results of the facility operations.

- Implement energy measures that fit financial and spending requirements
- Improve productivity in the facility
- Improve comfort in the facility
- Train building staff and management to optimize the performance of the facility

Measurement and Verification of Energy Savings

Success of the energy management program is measured in real dollar savings. Energy savings are stated in actual utility dollars saved based on the comparison of the adjusted baseline.

- Performance monitoring and reporting
- Verify operation of implemented energy saving strategies

Maintaining Energy Savings

The performance of various building systems will be optimized once the energy management strategies are implemented. It is very important to implement a successful maintenance program to ensure that the building systems continue to operate at peak performance and provide maximum energy savings.

- Maintenance of HVAC system
- Maintenance of energy management system
- Maintenance of electrical system
- Maintenance of lighting system
- Maintenance of any other systems that impact the peak performance of the facility