

The Anderson Group, LLC

Albany, NY

Quality Maintenance and energy-efficient lighting help tenants improve productivity.

BACKGROUND

Founded in 1966, The Anderson Group, LLC offers premiere commercial real estate and office space leasing in Albany, NY. Experts in office space efficiency, productivity and profitability, Anderson also offers the free Smart Office Audit to optimize operations and lower occupancy costs. The Anderson Group's full services include commercial property management, property development and brokerage services.

PROJECT IMPROVEMENTS

The Anderson Group's managing partner Andy Anderson explained, "We're investing heavily in the two biggest drivers of utility costs—HVAC systems and lighting. Utilizing available energy efficient lighting and HVAC saves energy, reduces cost and helps us run our office buildings more efficiently. Becoming a Business Partner with NYSERDA provides us with the diagnostic tools and Quality Maintenance standard that assures facilities are operating at peak performance while improving the bottom line."

Trained technicians used the diagnostic equipment and national industry standards to monitor and repair Anderson's HVAC units. They also provided the testing service to tenants and other businesses that take advantage of Anderson's property management services. "We're spending hundreds of thousands of dollars putting new high-efficiency HVAC units in many of our buildings," said Anderson.

"We're realizing big savings through participation in this NYSERDA program. The specialized diagnostics tell us exactly what we need to do to keep our HVAC units running at maximum efficiency. We're seeing significant utility cost savings and air quality improvements from this program."

— Andy Anderson,
Managing Partner,
The Anderson Group

SAVINGS AND BENEFITS

Regularly scheduled preventative maintenance, in combination with the QM tasks and diagnostic tool readings, enables the technicians at The Anderson Group to provide exceptional service to their clients, saving them energy and money.

A commercial rooftop unit that has been properly maintained can save businesses up to 30 percent of their air conditioning costs, depending on the original condition of the unit. The Anderson Group has already completed Quality Maintenance with diagnostic testing on 65 rooftop HVAC units, spanning nine buildings. The estimated energy savings for these units is 44,026 kWh.

