



# Focusing Energy on The Mission

## Case Study

Company Name:  
Selfhelp Community Services

Square Footage:  
899,713 Sq. Ft. (8 sites)

Energy Savings Results:  
2,182 MMBtu  
\$165,000 in annual  
cost savings

Sector:  
Multifamily

Location:  
New York, NY

Services:  
Installation of meters,  
sensors, and other data  
collection devices, data-  
driven energy efficiency  
recommendations, training  
and customer support for  
operations staff

## Background

Selfhelp Community Services operates four city-funded senior centers and 11 affordable housing complexes in the New York metropolitan area, with more being built. Its mission to provide services and housing for some of New York's most vulnerable and population drives Selfhelp to find ways to ensure each property is comfortable for its residents, while also maintaining high-impact operations at scale. To accomplish this, Selfhelp Community Services turned to Bright Power, a real time energy management (RTEM) service provider that has worked with Selfhelp since 2015, to expand its existing solution across the Selfhelp portfolio. By expanding the Bright Power solution, Selfhelp's goal was to standardize its operations best practices across its portfolio and to create a culture of proactive building maintenance and operations while generating ongoing energy savings.

## From Pilot to Portfolio

Bright Power is an energy management service provider with a mission to increase the performance and value of buildings; to improve the comfort, health, and productivity of occupants; and to eliminate negative impacts on the planet. Bright Power developed a proprietary energy management service, MoBIUS®, which combines the continual monitoring and analysis of building performance data, actionable recommendations, and training and capacity building.

With a focus on occupant comfort and health, Bright Power was a natural energy management partner for the mission-driven Selfhelp Community Services. In 2015, Bright Power began working with Selfhelp Community Services to implement its MoBIUS® solution in one of Selfhelp's buildings. Selfhelp was excited about the results of the Bright Power solution in the pilot building, but as a not-for-profit organization, Selfhelp faced a challenge with the upfront cost to expand the MoBIus program across its portfolio.





“Selfhelp Community Services has worked with Bright Power’s MoBIUS® team since 2015. Each year, month, and day, they help us save on energy costs, provide more comfortable homes for our residents, reduce service calls, optimize our operational efficiency, and increase the productivity of our maintenance staff. We greatly value Bright Power’s expertise.”

— Pam Slighter, Selfhelp Community Services



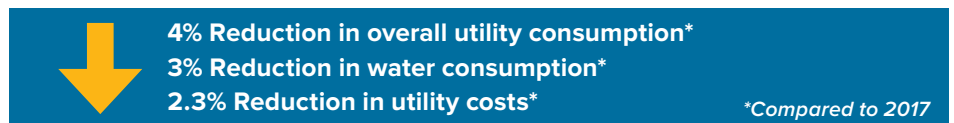
Visit [brightpower.com](http://brightpower.com) to learn more about Bright Power’s MoBIUS.

## More Data, More Savings

Building on the MoBIUS® solution implemented in the Selfhelp Community Services pilot building, Bright Power developed an integrated and holistic approach to energy management across the eight Selfhelp buildings. To do this, Bright Power equipped each building with the hardware necessary to collect and analyze data on key building systems and utilities. It installed a range of new sensors, meters, and other devices including:

- Utility meter upgrades for interval data collection with pulse meter sensors
- Water meters where applicable
- Supply and return temperature sensors on hydronic heating lines & DHW lines
- Heat Timer SRC platinum BACnet cards for all data points
- Boiler alarm status (HHW and DHW)
- Water booster pump run time
- HHW circulating pumps run time
- In-unit temperature sensors; rooftop unit (RTU) circulation pump status
- Domestic water fill pump status.

The installation of these devices contributed to an initial increase in electricity consumption across the eight buildings; however, with these new data points for collecting and analyzing energy data on the MoBIUS® platform, Bright Power was able to work with the Selfhelp team to identify utility system inefficiencies across the portfolio and make recommendations for improvements. This resulted in a significant shift to proactive data-driven building operations and energy management. In total, the project resulted in an estimated 2,182 MMBtu in annual energy savings and \$165,000 in annual cost savings, even when factoring in the increase in electricity.



## Benefits Beyond Energy Savings

Continuous customer support and training designed to empower building operators and facilitate improved building operations and maintenance is central to Bright Power’s approach. These services include the development of equipment manuals and guides, as well as streamlined processes and protocols for operations and maintenance teams. Bright Power is driving additional operational efficiency by regularly reporting on savings and operational improvements, deploying digital maintenance rounds, updating Selfhelp Community Services on compliance needs and standards, and piloting a remote monitoring system at one of the selected properties. With Bright Power’s support, Selfhelp operators are able to reduce energy costs while focusing more of its energy on what matters most to the organization—the comfort and wellbeing of its residents. Maintenance and operations staff, whose time was previously dedicated to reactive repair work, now have more time to focus on the resident experience and address concerns early, before they become problems. Motivated by the proven success of the MoBIUS® program, Selfhelp Community Services is currently working with Bright Power to expand its RTEM system to additional properties.

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