

Case Study - Telford Plaza – Focus on kVA allowance



Background:

Telford Plaza is a 90,700 sq. ft. property in central Telford and has multiple tenants across its twelve floors.

With more tenants moving into the building, the client was concerned that their available power capacity could be exceeded with the increase in occupancy.

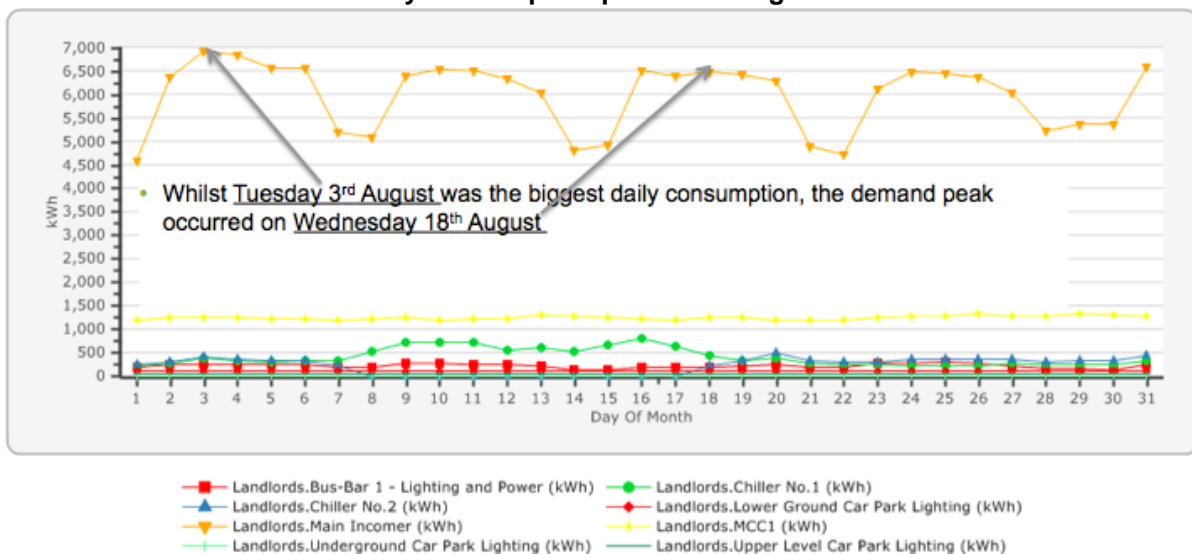
Service Provided:

With our monitoring system that calculates consumption and monitors the power factor of the supply, we identified the peak consumption point for the year and then identified what had caused it. From this, we were able to advise how close this came to their allowance and how much tolerance was left.

The Result:

The graph below starts on Sunday 1st August, and clearly shows the weekdays and weekends where the demand fluctuates with tenant occupancy. From this analysis it was reported back that there should be no cause for concern as the peak demand still left 20% tolerance in the available capacity.

Monthly consumption profile for August 2010



The half-hourly data from the sub-metered points revealed what was behind the fluctuating consumption profiles. This enabled the peak to be attributed to specific plant or areas of the building, it also showed how close the demand comes to the kVA allowance given by the electricity company.

Wednesday 18th August 2010 was the highest demand day for this particular building and a surge in chiller consumption was identified. The tolerance was then considered in relation to the proposed increase in occupancy and it was found that there would be not danger of exceeding the kVA allowance.