

Hudson Yards' Luxury Department Store Enjoys the Full Benefits of Commissioning

Besides meeting New York City's code requirements, EN-POWER's commissioning at Neiman Marcus achieved equipment performance optimization, energy efficiency, and cost savings.



Commercial

Property Profile

- Location: Hudson Yards, Manhattan
- Square Footage: 190,000
- Year Built: 2019
- Facility Type: Commercial Retail

Services

- Commissioning
- Mechanical System (HVAC)

Project Achievements

- Successfully tested building management system and all major HVAC system to ensure proper functionality
- Verified Testing, Adjusting, and Balancing (TAB) of the HVAC system
- Identified needed repairs and adjustments to optimize HVAC equipment
- Coordinated with facility staff to complete all identified measures in a timely manner
- Ensured facility successfully met all commissioning requirements of the New York Energy Conservation Code (NYCECC)

Opened in March 2019, Neiman Marcus Hudson Yards is a luxury department store at the Hudson Yards development in Manhattan. During project construction, EN-POWER GROUP was hired as the site's Commissioning Authority, charged with conducting commissioning on all installed mechanical equipment. Commissioning (Cx) is a systematic process that ensures new building systems and equipment meet the owner's project requirements by verifying their design, installation, operation, and maintenance, which in turns lowers the site's long-term energy and equipment costs.

Commissioning is crucial for newly installed equipment because its process of detailed testing and inspections ensures equipment will be installed per the approved design. As a result, equipment can work at peak performance to maximize energy efficiency and its lifespan. More importantly, commissioning prevents engineering and safety problems caused by improperly or incorrectly installed equipment, thereby eliminating expensive and time-consuming repairs. Due to the importance of energy efficiency and safety, New York City mandates commissioning for all newly installed equipment.

In order to make sure all equipment would be installed correctly, our commissioning engineers regularly conducted functional performance testing (FPT) and equipment inspections and verifications throughout the year-long construction phase. Moreover, they coordinated meetings with all relevant project stakeholders, including the owner, managers, engineers, and contractors, to keep all parties informed, so corrective measures could be done timely. Upon completion of all the corrective actions, EN-POWER GROUP inspected and verified that all measures were done properly. A final commissioning report was prepared to summarize all corrected deficiencies upon the completion of construction.

EN-POWER GROUP's commissioning engineers' hands-on project management and deep equipment knowledge led to timely completion of all HVAC equipment commissioning prior to Neiman Marcus's grand opening. Most important of all, the department store can enjoy the full benefits of commissioning, including optimized equipment performance, energy savings, enhanced safety, and longer equipment lifespan.