



*South Beach Psychiatric Center, Staten Island, NY*

# NEW YORK STATE OFFICE OF MENTAL HEALTH

The New York State Office of Mental Health (OMH) operates psychiatric centers across New York State that serve more than 700,000 individuals a year. OMH regulates, certifies, and oversees more than 4,500 programs which are operated by local governments and non-profit agencies. The psychiatric centers encompass 653 buildings covering 16.26 million gross square feet and with a utility budget that exceeds \$40 million annually. The Energy and Pollution Prevention Program for OMH was initiated more than 33 years ago in partnership with Aramark, and continues to evolve in response to concurrent Governor Executive Orders that were issued to establish energy and emission reduction targets for State Agencies.



## NEW YORK STATE EXECUTIVE ORDERS

In 1990, Executive Order 132 was created. That Order required State agencies to reduce their energy consumption 20% by 2000. OMH hired Aramark to create and implement a Comprehensive Energy Efficiency Program that would achieve this reduction. The 20% energy reduction was achieved within 3 years, while a total energy reduction of 57% was achieved at the end of the Order's 10-Year Term.

At the conclusion of 2000, the New York State Governor issued Executive Order 111. That Order required State agencies to reduce their energy use intensity by 35% in 2010. OMH continued to leverage its strategic partnership with Aramark to continue achieving these newly created energy efficiency goals. In fact, OMH achieved a 37% energy use intensity reduction a year ahead of the Executive Order's deadline.

In 2012, the New York State Governor issued a third Executive Order (EO88) to save an additional 20% energy by 2020 compared to 2010 energy levels. OMH continued its partnership with Aramark to build upon an existing successful implementation strategy to achieve this new reduction goal. The program achieved a 22% reduction based on actual energy billing data and the estimated savings from energy projects. Aramark continues to create an executive strategy for its comprehensive energy efficiency program that will drive the Agency towards net-zero emissions by 2045.



Office of  
Mental Health

## SERVICE CONTRACT MANAGEMENT PROGRAM

In 2005, OMH initiated the Service Contract Management Program. The program reviewed the format of maintenance service contracts and provided strategies to effectively manage costs and ensure quality service. Along with general contract support, there are three primary cost reduction strategies utilized. They include overseeing the T&M process to ensure funding is used most efficiently; conversion of the full warranty style to preventive maintenance contracts to avoid elevated costs; and managing the service contract process to provide negotiation strategies, operation, and maintenance service program process review of costs for areas of potential savings.

The maintenance service contract initiative involves a partnership between the Administrative Support Services Group (ASSG), the Consolidated Business Office, Facility Plant Superintendents, Facility Business Officers, and the Energy Efficiency consultants (led by Aramark). The goal of the initiative is to reduce energy consumption, preserve building systems, increase operational efficiency, and assist the facility operation with day-to-day needs.

The program vision is to provide all maintenance services while simultaneously balancing the needs of OMH clients and the New York State taxpayer. The maintenance service contract program encompasses the development, procurement, and management of all elevators, HVAC, generator, chiller, boiler, BMS, refrigeration, switchgear inspection and testing, and water treatment contracts. Currently, the OMH service contract program includes 198 active service contracts at over \$116 million serving 29 OMH facilities.

## EXCEEDING EXPECTATIONS

### SERVICE CONTRACT COST AVOIDANCE

**OVER  
\$509  
MILLION**  
IN  
ENERGY COST  
SAVINGS

**OVER  
\$37  
MILLION**  
SINCE  
PROGRAM  
INCEPTION

**OVER  
\$20  
MILLION**  
IN  
FUEL  
PROCUREMENT  
SAVINGS

*Aramark has been a partner with OMH for over 30 years. Throughout the partnership there have been numerous facility studies and comprehensive scopes for a multitude of energy projects, including the initiatives highlighted below:*



Lighting and controls projects



Energy curtailment programs



Building automation system installations



Campus central heating/chiller plant decentralization



Boiler and chiller replacement projects



Summer boiler installations to eliminate the operation of large centralized systems during the summer months



HVAC building management system upgrades



Building envelope enhancements

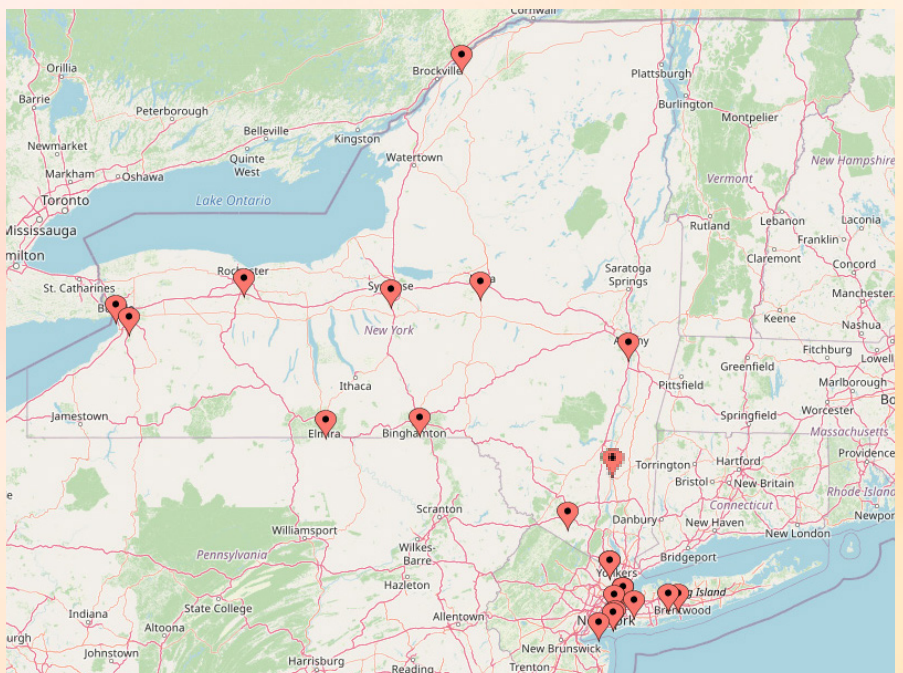


Dual fuel installations



COVID Response Program

*This Agency is a large organization, which has facilities spread across New York State. Addressing the energy efficiency targets to successfully exceed the Governor's Energy Executive Orders on a limited budget was a significant challenge that was overcome using both a strategic and tactical approach.*



## NEW YORK STATE OFFICE OF MENTAL HEALTH

Some recent energy projects include the installation of new air-cooled chillers at Sagamore Children's Psychiatric Center and the fuel cell installation at Kingsboro Psychiatric Center.



*Photo 1:  
Fuel Cell Installation, Kingsboro Psychiatric Center*

The fuel cell system installation at Kingsboro Psychiatric Center has a capacity of 400-kW and consumes natural gas to convert chemical potential energy directly into electrical energy. The system has been in constant operation since being installed in 2018 and will be in operation for the duration of a 15-year power purchase agreement (PPA). Aramark provides an annual measurement and verification to ensure the output of the system is what was anticipated. This fuel cell has the capability to be converted to burn hydrogen in the future. Hydrogen fuel cells emit only water, addressing critical climate challenges as there are no carbon dioxide emissions.

Aramark recognizes the importance of delivering operational and investment strategies that deliver financial savings to elevate building environments, but also to understand the client's sustainability needs to reduce environmental impact. Aramark worked closely with OMH and its staff to help them understand the benefits of sustainability to improve building efficiencies, lower costs, reduce carbon emissions, and engage the community in conservation efforts.

### DEMAND RESPONSE PROGRAMS

The Aramark team assisted OMH and its facilities personnel in developing and implementing demand reduction and demand response strategies as required by Executive Order 88 and the public service commission. This included their enrollment and participation

in the New York Independent System Operator (ISO), winter and summer Installed Capacity and Planning (ICAP), Emergency Demand Response Program (EDRP), and utility company sponsored peak load management programs.

### SPACE CONSOLIDATION

Aramark collaborated with OMH to develop and implement space consolidation plans for each facility including effective decommissioning of buildings with no alternative use to reduce energy and maintenance requirements. A review of facilities was conducted to determine their long-term site distribution utility needs, and reduce/reconfigure site utility distribution systems for energy efficiency and reduced maintenance costs.



*Photo 2:  
New natural gas lines and boiler controls installation at Manhattan Psychiatric Center*

### COMMUNITY INVOLVEMENT AND TRAINING

Part of Aramark's client engagement is to distill and transfer needed technical operations and maintenance information to OMH staff. This collaboration allows facility leaders to identify gaps and opportunities for enhancing the staff's technical skills.

Aramark facilitates, develops, and presents technical training programs for the operation and maintenance of boilers, chillers, generators, HVAC systems and controls, electrical systems, and the agencies' computerized maintenance management system. Along with community involvement and training, recognition has helped to sustain and celebrate the achievements of the New York State Office of Mental Health. Aramark has assisted the New York State Office of Mental Health client with applying for local, state, and national energy efficiency awards that align with the program's environmental and sustainability achievements.

## RECOGNITION

**1999** - US Environmental Protection Agency (EPA) selected OMH as its ENERGY STAR Buildings Health Care Partner of the Year, and Renew America selected OMH as the winner of its National Award for Sustainability - Energy Efficiency.

**2000** - New York State Energy Research and Development Authority (NYSERDA) issued a special Pioneer award.

**2000** - New York State Department of Environmental Conservation issued one of its Governor's Awards for Pollution Prevention.

**2006** - The OMH Leadership Team received a Workforce Champions Award from the New York Governor's Office

**2014** - Received the ENERGY STAR Partner of the Year Award from the U.S. Environmental Protection Agency, followed shortly with a Super Saver Award issued by the New York Power Authority.

**2017** - Selected by the International Facility Management Association to present a Program Case Study at their Annual World Conference.

**2019** - Selected by the International Facility Management Association to present a Program Case Study at their Annual World Conference.



## BUILDSMART 2025

In September 2022, Governor Hochul signed Executive Order (EO22) directing State Agencies to adopt a sustainability and decarbonization program.

BuildSmart 2025, established as part of New York State's 2019 Climate Leadership and Community Protection Act (CLCPA), was reaffirmed through EO22. The goal of BuildSmart 2025 is the collective effort to achieve 11 trillion BTU of energy savings at state facilities by 2025. The agency target energy reduction for OMH is 677,223,843 kBtu of annual energy consumption. As of October 1, 2023, OMH has a projected annual energy reduction of 797,666,407 kBtu, or 118% of the target energy reduction.

OMH, through their efforts of the Comprehensive Energy Efficiency Program, is the first New York State Agency to achieve and surpass its energy reduction target. The staff continues to provide the needed support to maintain and monitor program compliance.

Aramark's Energy Efficiency Leadership and Support team will continue to remain a critical part of this program to ensure that OMH achieves its Executive Order 22 goals.



## COMMISSIONING SOLUTIONS

Aramark is an important commissioning agent for its New York Office of Mental Health (OMH) Partner. Our firm has been providing building commissioning service to OMH for more than 30 years. We have successfully completed more than **300 commissioning projects** totaling more than **20 million square feet**. We have also commissioned more than \$1 billion in newly constructed campuses for the Agency.

Aramark's Commissioning Team delivers many successful achievements for OMH's Commissioning Program. As an example, Aramark seamlessly integrates both their on-site Energy and Commissioning Engineers to create additional value by ensuring the mechanical systems are designed, installed, operated and maintained at peak performance.

## PROJECTS

Aramark has enjoyed leading the commissioning of entire campuses that include central heating and cooling plants. During the last decade, these campus development projects included the Bronx and South Beach Psychiatric Centers, which represent more than a million square feet of building space.

The scope of work at the **Bronx Psychiatric Center** included enhanced commissioning services from design through the turnover phase of receiving LEED Gold Certification. Aramark performed extensive design reviews and participated in value engineering on all buildings to assist the project team in maintaining their

budget. The Commissioning team also updated OMH's Design Standards and Specifications, which are utilized by their project design teams to ensure codes and standards are consistent and in compliance with the Joint Commission accreditation process.

Aramark was vital in the coordination of the mechanical, electrical, and plumbing systems across the campus as there were different contractors and different project management firms managing the individual buildings. This type of coordination was crucial in delivering a seamless system across the campus.

## BRONX PSYCHIATRIC CENTER

**\$350**

**MILLION**

PROJECT COST

OVERALL COSTS  
REDUCED BY

**\$4**

**MILLION**

IN  
DESIGN REVIEW  
PHASE

**LEED GOLD  
REGISTERED**

500,000 GSF  
FACILITY



## BRONX PSYCHIATRIC CENTER

## SOUTH BEACH PSYCHIATRIC CENTER



The **South Beach Psychiatric Center** in Staten Island, New York is a recently constructed five-story state-of-the-art inpatient treatment facility that replaces five functionally obsolete buildings that were damaged after Superstorm Sandy. Located adjacent to Lower New York Bay and the existing campus, the new 262-bed inpatient facility and three adjacent recreation yards have been constructed 20 feet above sea level to mitigate damage from future storm surges. This \$300 million dollar residential building is LEED Silver Certified.

Aramark performed the following:

- Design document reviews
- Equipment submittal reviews
- Installation inspections
- Pre-functional testing
- Testing and balancing verification
- Functional testing
- Operations training agenda reviews
- Select O&M and as-built reviews
- Operational support/testing
- 10-month warranty walk-thru

Many design phase issues and numerous construction phase challenges were identified over the course of the project. Aramark distributed general field inspection reports and functional verification field reports during the construction and testing process. These reports were vital to the project's overall success as they provided real-time documentation of the construction progress.

## SOUTH BEACH PSYCHIATRIC CENTER

**\$300**

**MILLION**

PROJECT COST

**LEED SILVER  
REGISTERED**

232,000 GSF  
FACILITY

## CONTROLLED DAMPER INSPECTIONS AT THE NEW YORK STATE OFFICE OF MENTAL HEALTH (OMH)

Aramark provides controlled inspections of automated opening protectives (smoke dampers, fire dampers, fire/smoke dampers) for OMH to assist in keeping their facilities in compliance with all local and state building codes. The National Fire Protection Association (NFPA) and the International Building and Fire Codes require regular maintenance of fire and smoke dampers. These codes and standards require that dampers are tested, maintained, and inspected with documentation at regular intervals, after installation, and throughout their intended life, to ensure that they operate correctly and as intended when needed.

Based on the distinct needs of each OMH project, Aramark utilizes a multi-step inspection process for the installation and testing of dampers that includes mock-up inspections through witnessing of final operational testing of all dampers with the mechanical and fire protection contractor. Aramark documents all damper inspections and functional tests in a damper matrix that is turned over to OMH to confirm compliant installations per the approved contract documents and the damper manufacturer's installation instructions.

## BUILDING MANAGEMENT SYSTEM OPTIMIZATION SERVICES

The Aramark Building Management System (BMS) team collaborates with OMH in a programmatic approach to use their BMS to its greatest capacity. The BMS and its interaction with HVAC and electrical components is becoming more complex, “smarter”, and integrated as technology continues to advance, driving the need for a fully functional and efficient BMS.

Aramark employs its BMS knowledge and experience to develop system commands that optimize building operations for greater efficiency. No matter the state or manufacturer of the installed system, Aramark provides a true third-party BMS service to assist with a system review and a service approach that is tailored to the facilities current needs and design intent. Aramark's BMS Team identifies, develops, and integrates optimization strategies that deliver the following benefits:

- Delivers financial savings by reducing operating costs.
- Enhances the overall efficiency of building systems.
- Improves building space temperatures to enhance occupant comfort.
- Elevates system knowledge and engagement through training.
- Reduces environmental impact and lowers CO2 emissions.

Comprised of industry leading experts, the Aramark BMS team provides the critical link between OMH facilities operations and BMS vendor contractors. The BMS team members have years of direct industry experience working for manufacturers such as Trane, Johnson Controls, Siemens, Schneider Electric, etc.

Combined with Aramark's facilities, energy, and commissioning history, the team brings an unparalleled level of expertise and perspective to BMS infrastructure and operations. Through Aramark's BMS services, operations staff are provided the necessary tools to operate and maintain OMH's building systems at peak performance.

