BSC Building Services Consultants

Energy Master Planning Total Quality Commissioning

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BSC PRESENTS A 100-YEAR ENERGY MASTER PLAN TO OPTIMIZE HISTORIC OTIS HOUSE MUSEUM'S ENERGY SYSTEMS

Building Services Consultants (BSC) is writing a 100-year Energy Master Plan (EMP) for Historic New England's Otis House and administrative offices. The 100-year plan will move the facility into a sustainable position by reducing the electrical, lighting and air conditioning requirements by 90% and introducing renewable energy systems and efficient and adaptable energy systems.

Historic New England, the nation's oldest and largest regional heritage organization, will become the first of their kind to have a 100-year sustainability plan to move the buildings' energy systems towards optimum performance.

The Energy Master Plan (EMP) team is being led by BSC's Chief Engineer and the originator of the EMP, Grahame E. Maisey, P.E., and BSC president, Beverly Milestone, LEED AP. But it was the foresight of Historic New England's Preservation Maintenance Coordinator, Joshua B. Wright and Ben Haavik, Team Leader, who initiated the project as the optimum financial, technical and practical method of better preserving the Otis House Museum and adjoining administration building for generations to come.

As a first step, BSC assessed the buildings in detail and their projected potential future uses. The next step was to create a plan to reach for the optimum solutions to begin the process of developing sustainable energy systems. Because the Museum building and administration buildings are historically registered and the Otis building itself is a museum, the building envelope and interior must remain unchanged. This presents a huge challenge: to make improvements to the environmental systems of warming and cooling, and particularly humidity control year-round, while maintaining the historic elements.

One early project was to evaluate what could be done about the single pane, leaky windows. As the windows must remain intact, interior storm windows were recommended to add a layer of insulation. Other early steps in the energy

master plan include ground source heat exchange for preheating and cooling, cogeneration for heating, dehumidification and electricity, and desiccant humidity control systems for year-round humidity control.

The ultimate goal for the Otis House Museum and the adjoining administration building is to attain energy self-sufficiency and climate neutrality. Another goal is to become a model for others who are interested in becoming energy producers rather than energy users. BSC's EMP will provide the plan to attain these goals.

If you would like more information about this topic, or to schedule an interview with Grahame Maisey, please call Grahame at 215.886.6464 or email him at grahame@bsc-worldwide.com

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