



INTERNAL REVENUE SERVICE (IRS) SERVICE CENTER

Brookhaven, New York



\$2.1MM

Verified Annual Savings

63,680 MMBTU

Verified Annual Energy Savings

3.7K GAL.

Annual Water Savings

At a glance

CEG Solutions delivered a \$45.7M deep energy retrofit at the 542,000 SF IRS Service Center in Brookhaven, NY, modernizing mechanical, HVAC, and electrical systems to cut energy use by over 57%.

Project Highlights

- \$45.7MM ESPC project covering 542,000 SF facility
- \$2.1MM verified annual savings
- 63,680 MMBtu energy savings
- 70% reduction in electricity; 54% reduction in natural gas;
- 24% water savings
- \$2.6MM+ in incentives & rebates secured
- Continuous operation maintained during COVID-19

OVERVIEW



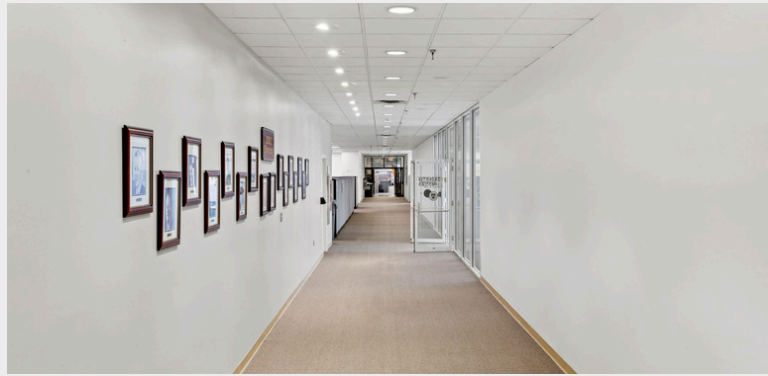
The IRS Service Center, built in the 1970s, was struggling with failing infrastructure, high utility costs, and deferred maintenance. With operations spanning call centers, training rooms, offices, and a large data center, the challenge was modernizing systems while ensuring continuous service for 3,000 employees. CEG was selected to deliver a deep energy retrofit to extend asset life, reduce energy waste, and enhance performance.



STRATEGIES



Deep Energy Retrofit, Energy & Operational Efficiency, Incentives, Performance Contracting



Awards

- 2022 AEE Energy Project of the Year – Region I, Deep-Energy Retrofit ESPC
- 2021 DOE AFFECT Grant Selectee

Energy Conservation Measures

- Cooling tower replacement
- Steam boiler decommissioning & modular hot water boiler installation
- Conversion of 247 constant volume reheat boxes to VAV boxes
- Front-end BAS installation & controls integration
- VFD installation on AHUs
- LED retrofits with advanced lighting controls
- UPS replacement & upgrades
- Asbestos abatement & deferred maintenance repairs

SOLUTIONS



CEG implemented a campus-wide retrofit, including replacement of failed cooling towers, decommissioning of steam boilers, and installation of modular condensing hot water boilers. The project converted 247 constant volume reheat boxes to VAV boxes, installed VFDs on AHUs, and integrated a new open-source BAS platform. Lighting was fully upgraded with LEDs and advanced controls. Additional work included asbestos abatement, UPS upgrades in the data center and 44 server closets, and extensive deferred maintenance resolution — at no cost to the client, as it was supported by \$2.6MM in secured utility incentives.

RESULTS



The project now delivers \$2.1MM in verified annual cost savings, reduces energy use by 63,680 MMBtu, and cuts water consumption by 3,726 kGal. Electricity usage fell 70%, natural gas dropped 54%, and water use declined 24%. By modernizing critical infrastructure, CEG improved occupant comfort, eliminated \$30k/month in temporary cooling tower rentals, and ensured long-term resilience of the IRS's essential operations.

