

OpenBlue Pioneers

Village of Patchogue

A clear roadmap for achieving net zero and renewable energy goals



Patchogue is a bustling village nestled on Long Island, approximately two hours east of Manhattan. Family comes first in this tight-knit community, which sits in beautiful surroundings and alongside the shore that bears its name.

The mayor and other village leaders wanted to futurize their infrastructure for the generations to come.

Having identified the issues and steps to take, they needed a partner with the built environment expertise to help them achieve their goals. They turned to Johnson Controls, the leaders in smart, healthy and sustainable buildings, to help them achieve their goals.

Johnson Controls deployed both its global reach and local service to empower Patchogue to become a role model for communities looking to build a more sustainable future.

Objectives

Driving forward with the kind of focused, visionary thinking OpenBlue Pioneers demonstrate, village officials had four acknowledged key goals in mind:

- Reduce deferred maintenance
- Update facilities
- Improve safety
- Define renewable energy initiatives

Solutions

Johnson Controls took a holistic approach to powering positive outcomes for Patchogue. This included a \$5.2 million energy performance contract that covered seven facilities and all village roadways. Project highlights include a full LED upgrade to street lighting and facilities using ILI, 470 kilowatts of rooftop and carport solar PV, and an oil-to-gas conversion at Village Hall.

Leveraging a tax-exempt lease purchase (TELPE) contract, a range of solutions was designed and installed:

- Rooftop solar PV panels
- Oil-to-gas conversion assets with new boilers
- Updated building controls
- Indoor air quality enhancements
- Solar carports with electric vehicle (EV) charging stations
- Upgraded LED street and baseball field lighting

The Johnson Controls team maintained an open dialogue with village decision-makers, who were very keen to broaden the scope of the project where they saw opportunities to drive positive outcomes.

One big challenge concerned the Village Theatre. The team of experts from Johnson Controls worked with the village to develop a strategy that addressed concerns about re-opening the historic building safely.

The answer was to replace five rooftop units and integrate them with a controls package that ensures easy use and real peace of mind.

Outcomes

These updates have empowered the village to reduce their energy consumption and utility costs, address deferred maintenance, create healthy environments that are more connected and comfortable, and deliver on their future-focused sustainability mission – all without diverting from existing resources.

And, in addition to the resources saved under the TELP contract, lighting upgrades and EV charging stations generated an additional \$27,000 in rebates that can be diverted to other community initiatives that directly impact the public.

What they're saying about the project

"We are not only saving money but we're improving infrastructure so that administrations in years to come will not have to do this." said Dennis Smith, the Business Improvement District's executive director. Mayor Paul Pontieri spoke of the future-focused aspect of the project: "The role of mayor is to take care of the community, to take care of today's issues, to solve yesterday's problems, but really, more importantly, to bring the community forward into the future." Mark Reinbold, vice president, global sustainability services and solutions at Johnson Controls, expressed his satisfaction at the success of the project.

"We're proud to help communities in the Long Island region protect the health of both the planet and citizens by implementing renewable and efficient energy technologies alongside clean air solutions," said Reinbold.

"Projects like these allow us to leverage our global resources and experience to help a local community realize its sustainability goals and put its people first. And by utilizing an innovative funding solution, customers free up valuable resources that can be redirected towards future green initiatives."



About OpenBlue

OpenBlue is a complete suite of connected solutions that serves industries from workplaces to schools, hospitals to campuses, and beyond. This platform includes tailored, AI-infused service solutions such as remote diagnostics, predictive maintenance, compliance monitoring, advanced risk assessments, and more. A dynamic new space from Johnson Controls, OpenBlue is how buildings come alive.



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