BOOKALLIL ADVISORY

AI OPTIMISATION OF FACILITY OVERHEAD ENERGY, WITH THE IT LOAD LEFT ALONE

The IT load is the point.
Everything around it is the opportunity.

No capital cost. No vendor lock-in. Nothing installed in the IT path.

Enerzyz optimises the cooling and mechanical plant that surrounds your racks, through the BMS you already have.
Settlement is on facility overhead energy at matched IT load: a new rack is not a lost saving.

Colocation | Hyperscale | Enterprise Data Halls | Edge & Regional Sites | Mission-Critical Facilities

SCOPE

We optimise the overhead. We never touch the IT.

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Cooling and mechanical plant is where the addressable waste sits, and it is the only place Enerzyz operates.

IN SCOPE — FACILITY OVERHEAD PLANT

- Chillers, chilled-water plant and condenser water
- CRAH, CRAC and air-handling units
- Cooling towers, dry coolers and free-cooling changeover
- Pumps, fans and variable-speed drives
- Setpoint, staging and reset strategies across the plant
- Onsite solar, storage and other connected energy assets

Connected through the BMS you already have, over BACnet, Modbus, OPC-UA, M-Bus or a secure API.

NEVER IN SCOPE

- **IT equipment and rack load**
- **Server, storage and network configuration**
- **UPS output to the IT load**
- **Anything inside the critical power path**

Every deployment starts read-only. Engineering approves the operating boundaries once, and retains override at all times.

THE BOUNDARY

The BMS remains the authoritative control layer and keeps enforcing its own safety logic.

WHY THIS IS DIFFERENT

Four reasons optimisation stalls. We removed all four.

Rarely the technology: it is the brand tie-in, the capital request, the contract length and the risk to uptime.

NOT TIED TO ONE BRAND

A software overlay above the systems you already own. Siemens in one hall, Johnson Controls in the next, Schneider or Honeywell in the third. Nothing is replaced and no estate has to be standardised first.

NO CAPITAL EXPENDITURE

No upfront platform fee. Year 1 is funded entirely from verified savings on your own meters. Site enablement is quoted separately in writing and agreed before anything starts.

NO LONG COMMITMENT

Twelve months from activation, with an unconditional right to end the arrangement at Month 4, for any reason, and no termination fee. Savings already delivered remain payable.

GOVERNED AI, NOT AUTONOMOUS AI

Read-only by default. Optimisation writes only within boundaries your engineers set, through the existing BMS, with every action logged and reversible and override retained at all times.

THE POINT

Nothing is replaced, nothing is capitalised, nothing is locked in, and nothing runs unsupervised.

HOW IT IS MEASURED

Facility overhead energy, at matched IT load.

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Total facility electricity less IT equipment load, against a baseline restated at the IT load actually measured for the period.

ONE MEASUREMENT PERIOD · ILLUSTRATIVE

OVERHEAD BASELINE AT MATCHED IT LOAD	→	ACTUAL OVERHEAD ENERGY	→	VERIFIED SAVING	→	AT $0.10 / kWh
9,900,000 kWh		**9,000,000 kWh**		**900,000 kWh**		**$90,000**

Where the 9,000,000 comes from

Total facility electricity of 25,000,000 kWh less IT equipment load of 16,000,000 kWh gives the overhead energy Enerzyz is measured on.

Why a new rack changes nothing

The baseline is restated at the IT load actually measured, so adding, removing or relocating capacity is attributed to neither party.

How the baseline is built

IPMVP Option C principles, a minimum twelve-month baseline, adjusted only for agreed factors and valued at your actual weighted-average tariff.

THE METHOD

Every dollar traces back to your meter, on a boundary agreed in writing before activation.

THE COMMERCIALS

Verified first, then shared. Nothing upfront.

Year 1 is a twelve-month Shared Savings agreement running from the Activation Date, not from the date you sign.

YEAR 2 ONWARDS — in the final quarter of Year 1 you choose: continue Shared Savings, or move to a fixed platform subscription billed annually or quarterly, calculated from accepted Year 1 results and never recalculated from your utility bills.

UPFRONT PLATFORM FEE

NONE

No upfront Enerzyz platform fee under Shared Savings.

YOUR SHARE OF SAVINGS

SITE-SPECIFIC

Set from your approved annual baseline electricity spend and fixed at contract. The larger the site, the larger your share.

ANNUAL CAP

10%

The Enerzyz share is capped at 10% of your approved annual baseline electricity spend each year.

SITE ENABLEMENT COSTS

SEPARATE

Hardware, BMS work, integration and any sub-metering, quoted and agreed in writing before activation.

ACTIVATION

Systems and data live. Year 1 begins.

MONTHS 1–3

Overhead energy measured at matched IT load.

MONTH 4

Report, first settlement, and your one-time decision.

MONTHS 4–12

Three further periods, each settled the following month.

QUARTER 4

You choose how you pay from Year 2 onwards.

THE ENTRY

Your share, the cap and the settlement boundary are confirmed in writing before any figure is quoted.

NEXT STEP

Find out what your overhead energy is actually costing you.

No commitment and no sales pressure. The Facility Readiness Assessment tells you whether the opportunity at your site is worth pursuing.

WHAT YOU GET — WITHIN 5 BUSINESS DAYS

- Independent assessment of your facility
- An indicative savings estimate in dollars
- No obligation to proceed at any stage

SCAN ME

FACILITY READINESS SURVEY

enerzyz.bookalliladvisory.com

Martin Bookallil · Principal Advisor and Founder
martin@bookalliladvisory.com · +852 9153 9508

THE ASK

15–20 minutes. Your site. A sized opportunity in dollars, or a clear reason not to proceed.