

Commercial and Industrial Energy Efficiency Program

1345 Avenue of the Americas Case Study



Industry: Office Building

Location: New York, NY

Project Type: Variable Frequency Drive Retrofit

Energy-Efficient Upgrades Installed:

- 20 Variable Frequency Drives (VFD)



Participating Contractor:



ASSOCIATES
ENERGY SOLUTIONS

INF Associates

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Savings Snapshot

| | |
|--|----------------------|
| Total project cost: | \$403,000 |
| Con Edison incentive payment: | \$282,000 |
| % of project cost covered by Con Edison: | 70% |
| Annual kWh savings: | 1,135,270 kWh |
| Payback period: | <1.5 years |

Overview:

Fisher Brothers is a real estate investment company with almost a century's worth of experience building, owning, and managing more than 10 million sq ft. of Class A buildings in New York. As part of the company's long term commitment to sustainability, Fisher Brothers looks for new opportunities to improve the efficiency of their Midtown offices and selected the 1345 Avenue of the Americas tower for this project.

Through Con Edison's C&I Program, Fisher Brothers qualified for substantial incentives that covered 70% of the cost to retrofit variable frequency drives (VFDs). Twenty VFDs were integrated into the building management system to enhance system controls by reducing operating speeds. This enhancement extended the life of their equipment, reduced carbon emissions, and lowered operating costs.

As a result of this successful project, Fisher Brothers decided to work with Con Edison to make additional energy efficiency upgrades to further reduce their carbon emissions and improve tenants' comfort and overall well-being.

"I would definitely recommend this program—it accelerates budget forecasting, responds to the market, and helps reach sustainability goals."

—Brian Flaherty, Director of Sustainability & Engineering

*Incentives may have changed since this project was completed. For current incentives and more information, visit conEd.com/LargeCommercial, or email commercial@conEd.com.