

Commercial and Industrial Energy Efficiency Program

One Court Square Case Study

Building Type: Commercial

Industry: Office Tower

Location: Queens, NY

Project Type: Chiller Plant Retrofit and BMS Upgrade

Savings Snapshot

Total project cost:	\$5,809,549
Con Edison incentive payment:	\$4,703,769
% of project cost covered by Con Edison:	81%
Payback period:	<1 year
Annual kWh savings:	4,448,832

Energy-Efficient Upgrades Installed:

- Variable Speed Chillers
- Variable Frequency Drives
- Building Management System
- Refurbished Cooling Towers
- Refurbished Heat Exchangers
- Optimized Control Strategy on Condenser Water Flow
- Discharge Air Temperature Reset Strategy

Overview:

New York City real estate investment manager Savanna wanted to improve energy efficiency and tenant experience at its One Court Square office tower, a green-tinted skyscraper with 53 floors that span almost 1.4 million square feet. A prominent fixture of the Queens skyline, it's one of the East Coast's tallest buildings outside Manhattan.

With the help of Con Edison's Commercial & Industrial Energy Efficiency Program and Non-Wires Solutions Adder Program, Savanna was able to get incentives to **save over 80% of the project costs.**

Working with Cushman & Wakefield, Smith Engineering, and Carrier Corp., Savanna retrofitted the components of the chiller plant serving the facility and installed a new building management system (BMS), which will optimize the chilled water plant.

These upgrades helped Savanna **save up to 20% in energy costs per year**, increased its portfolio value, and modernized the building to comply with local laws and building codes. They also improved air quality, comfort, and environmental control for tenants.



Participating Contractor:

SMITH ENGINEERING

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Incentives rates may have changed since this project was completed.

For current incentive information, visit conEd.com/LargeCommercial, or email commercial@conEd.com.

For information about the Non-Wires Solutions Program, visit ConEd.com/NeighborhoodCommercial, or email DSM@conEd.com.