

A high-rise building drives down energy costs



Trump Tower at City Center, White Plains, NY

About NYSERDA's Programs for Multifamily Buildings

NYSERDA offers a portfolio of programs and incentives for owners, facility managers, developers and condo/co-op boards of multifamily buildings with five or more units.

Our initiatives make it easier to assess, fund, implement and measure energy efficiency upgrades that improve building performance and your bottom line.

The White Plains, NY **Trump Tower at City Center** was built to offer luxurious, comfortable living. But residents were getting something they didn't expect: **high energy bills**. Three years after the building was complete, energy costs were double the expected amount. The building's property manager contacted The Daylight Savings Company to investigate the cause.

A Multifamily Performance Partner with The New York State Energy Research and Development Authority (NYSERDA), **The Daylight Savings Company performed an in-depth analysis of Trump Tower at City Center's energy use, uncovering the root of the high energy costs—and proposing solutions.**

Lighting, improved temperature control and hot water heating were the main culprits. By upgrading lighting, adding energy-saving motion sensors, installing a combined heat and power (CHP) system to supplement hot water heating, and making other improvements, **Trump Tower at City Center slashed its energy use by 21 percent**. Through NYSERDA's Multifamily Performance Program, **the building qualified for more than \$280,000 in incentives and funded the project with a low-interest loan**. The best part: **the improvements paid for themselves in just over three years.**

Surprising energy costs spark action

In White Plains, NY, it's hard to miss the Trump Tower at City Center. The building's 37 stories rise high above the skyline and can be seen for miles. But just three years after the building was complete, high energy costs were becoming a problem for residents.

In 2008, Trump Tower at City Center's condo board asked Property Manager Larry Gomez to tackle the problem. "The board was very involved and very supportive of the entire process," Gomez said. "They made smart decisions and kept the project moving." After a comprehensive evaluation, Gomez selected The Daylight Savings Company, a NYSERDA Multifamily Performance Partner, to audit the building's energy use and recommend energy-saving improvements.

Waste hidden in plain sight

The Daylight Savings Company found that Trump Tower at City Center could save energy cost-effectively by addressing several key trouble spots, starting with lighting. The building was packed with bright, inefficient lights—in common areas, apartments and parking garages. Hot water heating and poor temperature control were also making a big contribution to high energy costs.

Solving problems—and earning major incentives

The Daylight Savings Company recommended upgrading light fixtures, adding motion sensors and timers to reduce equipment "on" time, using an energy-efficient combined heat and power (CHP) system to supplement hot water heating, and a number of other simple improvements. Through the Multifamily Performance Program, Trump Tower at City Center qualified for more than \$280,000 in incentives and financed the project with a loan at about half the market interest rate.

The upgrades were a resounding success. Trump Tower at City Center reduced its energy use by 21 percent, creating a major savings on energy costs. After just over three years, the project has paid for itself with savings.

Background & Challenges

- 2006-built high-rise condo building experiencing unexpected high energy costs
- Replacing capital-intensive equipment not cost effective
- Opportunities for upgrades in lighting and pool equipment

Solution

- Common area, exterior, parking garage, hallway, stairway, and apartment lighting replacements
- Added combined heat and power (CHP) technology
- Exhaust fan timers, improvements to Energy Management System, low-flow showerheads, pool equipment upgrades

Benefits

- 21 percent reduction in energy use, significant reduction in energy costs
- NYSERDA incentives and low-interest financing made project easy to afford
- Improvements paid for themselves in just over three years

Owner	Cooperatively owned building
Number of Units	212
Project Financials	
Total Investment	\$928,029
NYSERDA Incentives	\$287,160
Actual Energy Savings	
Annual Gas Savings	214 million Btu
Annual Electricity Savings	1,534,408 kWh
Total Annual Savings	\$300,475
Project Lifecycle Savings	\$2,824,161
Simple Payback	3.09 years
Savings to Investment Ratio	4.07

Investing in energy efficiency makes financial sense. Rather than putting money in the bank and earning a low interest rate, you can invest in energy efficiency upgrades and see a much larger return.

—Larry Gomez, Property Manager, Trump Tower at City Center

▶ **Opportunity's knocking!** Call 1-866-NYSERDA or visit nyserdera.ny.gov/multifamily



Participate in NYSERDA's Multifamily Performance Program and take advantage of funding for whole-building energy assessments and low-cost financing for energy upgrades through Green Jobs – Green NY. Green Jobs – Green NY is a statewide effort to strengthen our communities through energy efficiency. It enables New Yorkers to make a significant difference in our homes, businesses and neighborhoods—making them more comfortable, more sustainable, and more economically sound. Green Jobs – Green NY is administered by NYSERDA and made available by the Green Jobs – Green New York Act of 2009.



About NYSERDA

New York State Energy Research and Development Authority (NYSERDA), a public benefit corporation, offers objective information and analysis, innovative programs, technical expertise and funding to help New Yorkers increase energy efficiency, save money, use renewable energy, and reduce their reliance on fossil fuels. NYSERDA professionals work to protect our environment and create clean-energy jobs. NYSERDA has been developing partnerships to advance innovative energy solutions in New York since 1975.

