

The Avant-200 Delaware Avenue

Buffalo, NY

Background

UniQuest, a joint venture formed between Uniland Development and Acquest Development, renovated an existing structure located at 200 Delaware Avenue in downtown Buffalo. This vacant building was previously a federal government office building.

The building is a 15-story high rise encompassing approximately 400,000 square feet. The owner reconfigured the building into mixed use occupancy of offices, hotel, and residential units. Embassy Suites fit-out floors 1 through 7, with a planned kitchen, dining hall, bar and lounge, pool, and fitness center on the first two floors. Floors 8 through 12 will be leased for commercial office space. The top three floors will be luxury condos.

A technical assistant (TA) was retained by NYSERDA to evaluate electric energy-efficiency opportunities for the renovation under the New Construction Program.



Recommendations

The TA identified cost-effective improvements to the building and its systems that will reduce its energy consumption, decrease demands on the utility's distribution system, and increase occupant comfort.

Among the energy-efficiency improvements implemented in the building were:

- Improved Wall and Roof Insulation.
- High Performance Glazing.
- Reduced Lighting Power Density and Occupancy Sensor Control.
- Water Source Heat Pumps & Fan Motors.
- Variable Volume & Premium Efficient Pumping.
- Heat Recovery.
- Condominium Fluid Cooler System.

Incentives and Results

NYSERDA's incentive of \$415,000 helped UniQuest Delaware defray a portion of the implementation cost to install the efficiency improvements. In total, UniQuest Delaware's investment could result in:

- Annual Energy savings of more than 2,242,918 kWh.
- Peak demand savings of 274.5 kW in the summer.
- Annual Energy Cost savings of almost \$269,798.

The Avant is 29.9% above code.

Visit nyserdera.ny.gov to find out how you can reduce your energy consumption and costs.

