

New York State Teachers' Retirement System



New York State Teachers' Retirement System Albany County – Albany, New York



Background

The New York State Teachers' Retirement System built a two-story, 44,000 square foot addition at its 160,000 square foot headquarters in the Capital District. The addition includes administrative offices, a lunch room with kitchen, restrooms, meeting rooms, mechanical/electrical spaces and numerous storage areas. With the assistance of the New York State Energy Research and Development Authority (NYSERDA), the New York State Teachers' Retirement System incorporated energy-savings measures that improve the performance of the building and save on electricity costs.

Recommendations

Einhorn Yaffe Prescott (EYP), a NYSERDA technical assistance consultant, was contracted to analyze the energy use of the proposed building under the **New York State Energy SmartSM** New Construction Program. EME Group, another NYSERDA consultant, inspected the installed systems, conducted a commissioning study to ensure the long-term efficiency of the building, and determined the installations met the design intent.



The following energy-efficient measures were installed in the building's addition:

- Light-colored roof membrane
- Exterior glazing upgrades
- Direct Digital Control upgrades for the HVAC system
- High efficiency chillers
- Primary/secondary pumping systems
- Energy-efficient motors and lighting

Results

The New York State Teachers' Retirement headquarters received an incentive of **\$314,012** from the **New York Energy SmartSM** New Construction Program for the implementation of the above measures. As a result of the energy-efficient measures the building realizes:

- Annual Energy savings of 767,797 kWh
- Peak demand savings of 96 kW in the summer, and 88 kW in the winter
- Annual Energy Cost savings of \$68,230
- A simple payback of 2.7 years with the NYSERDA's incentive

NYSERDA

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