New Construction Program

Upwood Realty Associates, LLC

High-Efficiency Measures for Buffalo Realty Office Building

Buffalo, Erie County

"The incentives provided by NYSERDA helped make these measures more economically feasible and strengthened the long-term profitability of this property. The risk analysis completed by NYSERDA's consultant was very helpful in our decision to include these energy-efficient measures in this project."

- Jack Osler
Upwood Realty Associates, LLC

Background

Upwood Realty Associates LLC, located in Buffalo, Erie County, is housed in a 218,000-square-foot office building. The structure has undergone major renovations to enhance its overall energy efficiency, and building owners also participated in NYSERDA's **New York Energy $mart**SM New Construction Program to achieve their energy efficiency goals.

Wendel Duchscherer Architects and Engineers P.C., a NYSERDA technical assistance consultant, in cooperation with W. Scott Chapin of E.C. Controls, Inc., conducted an energy analysis to identify a number of key energy-saving renovations.

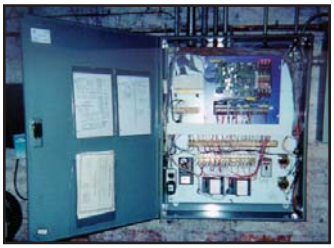
Recommendations

The energy analysis recommendations included:

- Variable air-volume system on building fans with adjustable-frequency drives
- CO_2-controlled make-up air
- Variable speed driver on condenser water pumps
- An enhanced direct-digital control (DDC) energy-management system

Incentives and Results

The enhanced DDC energy-management system, and 72 separate heating pumps are integrated throughout the building to achieve efficient, centralized heating and cooling system control.



NYSERDA provided an incentive of **$48,067** for installation of the recommended measures. Implementation of the energy-efficiency measures provide the following results:

- An annual energy reduction of 156,747 kWh
- Annual energy savings of approximately $17,400
- During peak-summer demands energy use will be reduced by more than 74 kW

New York Energy $mart SM

All **New York Energy $mart**SM programs are funded by a System Benefits Charge (SBC) paid by electric distribution customers of Central Hudson, Con Edison, NYSEG, Niagara Mohawk, Orange and Rockland, and Rochester Gas and Electric. NYSERDA, a public benefit corporation established by law in 1975, administers SBC funds and programs under an agreement with the Public Service Commission.

New York Energy $martSM programs are designed to lower electricity costs by encouraging energy efficiency as the State's electric utilities move to competition. The programs are available to electric distribution customers (residential, commercial, institutional, and industrial) who pay into the SBC.

NYSERDA

For more information about these services, contact NYSERDA
toll free 1-866-NYSERDA, locally (518) 862-1090,
or e-mail: **info@nyserda.org**
www.nyserda.org/programs/New_Construction/default.asp

New York Energy $mart SM
Public Service Commission — NYSERDA