Four Times Square

AT A-GLANCE

OWNER:
Durst Organization

FACILITY TYPE:
Office Complex

SIZE: 1,600,000 square feet

ENERGY SAVINGS:
20,841,269 kWh/year

COMMISSIONING PROVIDERS:
Fox & Fowle Architects and Tischman Construction

One of Midtown Manhattan's Newest Skyscrapers Is One Of Its Greenest

Background

Four Times Square is one of the first projects of its size to adopt standards for energy efficiency, indoor ecology, sustainable materials, and responsible construction, operations, and maintenance procedures. Developed by the Durst Organization and designed by Fox and Fowle Architects, the building used a whole-building approach to consider how the building's systems can work together most efficiently. Four Times Square participated in NYSERDA's Technical Assistance Services and New Construction Programs.

Recommendations

As a result of the studies, several energy efficiency and environmental improvement measures were included in the building:

Energy Efficiency Measures

Fuel cells, two 200-kW
Waste heat recovered from fuel cells
Gas powered absorption chillers/heaters
Occupancy sensors
High performance window glazing
Commissioning
Building-integrated photovoltaic panels
Energy-efficient lighting
Central lighting controls for public spaces
LED exit signs
Variable speed drives for pumps, motors, fans

Environmental Improvement Measures

High-elevation outside air intake
100% outside air purge system
Floor-by-floor air-handling system
Dedicated exhaust shafts (smoking rooms)
Non-toxic and biodegradable materials
Sustainably harvested wood
Low water-use equipment
Existing footings were reused
Recycled 65% of construction debris
Green-tenant guidelines

Incentives and Results

Four Times Square received **$18,500** from the **New York Energy $mart**℠ Technical Assistance Services Program and **$250,000** from NYSERDA's New Construction Program. The building uses 40% less energy than the same building built to the New York State Energy Code. Annual energy cost savings is $1,760,000 and annual energy use savings is 20,841,269 kWh/year. In addition, CO_2 emissions reduction is 9,191 tons per year.

NYSERDA

For more information about these services, contact NYSERDA
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