

Empire Merchants North Headquarters and Distribution Center

Coxackie, NY, Greene County

Background

The new 256,000 square foot corporate headquarters and distribution center consists of warehouse space, a two-story warehouse office, and a two-story main office space.

Novus Engineering ("Novus") was retained by NYSERDA to evaluate electric energy efficiency opportunities for the new building, under the New Construction Program.

Recommendations

Novus completed an evaluation of energy efficiency opportunities both specified and being considered for the project. This evaluation included review of the design documents and discussions with the design team.

Among the energy efficiency improvements implemented in the building were:

- Enhanced Walls, Windows (Glazing), and Doors
- Enhanced Roof Insulation and Color
- High Efficiency Lighting and Lighting Controls
- High Efficiency HVAC with an Energy Management System and Demand Controlled Ventilation
- Variable Frequency Drives

Incentives and Results

NYSERDA's incentive of \$310,712 helped Empire Merchants North defray a portion of the implementation cost to install the efficiency improvements. In total, Empire Merchants North's investment could result in:

- Annual Energy savings of more than 1,036,698 kWh
- Peak demand savings of 125.3 kW in the summer
- Annual Energy Cost savings of almost \$193,719
- Simple payback (after incentive) of 1.6 years for project

The Empire Merchants North Headquarters and Distribution Center is 34.3% above ASHRAE 90.1-04 PRM G.

