

Hotel Indigo

Brooklyn, NY

Background

V3 Hotels constructed a 53,000 gross-square-foot building at 229 Duffield Street in Brooklyn, N.Y. The hotel features an angular facade, which provides a different and unique view floor by floor. Hotel Indigo - Brooklyn consists of 128 guest rooms with four master suites, a bar and lounge, gym, rooftop sundeck and private outdoor terraces, and features original works of art by local Brooklyn artists throughout the building. More than 2,500 square feet of ground floor retail space has been dedicated to food and beverage. The building was constructed with building envelope characteristics that exceeded the prescriptive requirements of the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004.

Ambrosino, DePinto and Schmieder Consulting Engineers was retained by NYSERDA to evaluate the electric energy efficiency opportunities that were available for the new building under the New Construction Program.

Recommendations

Cost-effective improvements for the building and its systems were identified that reduced its energy consumption, decreased demands on the utility's distribution system, and increased the comfort of its occupants.

Among the energy efficiency improvements implemented in the building were:

- Building envelope improvements.
- Condensing boiler with low-flow faucets.
- Lighting density reduction.
- Guestroom building management system.
- Gearless elevators.
- Lighting occupancy sensors.

Incentives and Results

NYSERDA's incentive of \$98,754 helped V3 Hotels defray a portion of the implementation cost to install the efficiency improvements. In total, V3 Hotels' investment could result in:

- Annual Energy savings of more than 311,680 kWh.
- Peak demand savings of 39.20 kW in the summer.
- Annual Energy Cost savings of almost \$74,000.
- Simple payback (after incentive) of 4.95 years for project.

Hotel Indigo at 229 Duffield Street is 30% above ASHRAE 90.1-04.



"We were very satisfied with how NYSERDA helped us throughout the process. They helped us build a green, energy efficient hotel that was within our budget, is good for the environment, and will save us on energy costs during operation. I would recommend working with NYSERDA to any developer."

*– Gregory D. Atkins
President, V3 Hotels*

