

Involving tenants with energy efficiency and managing energy use

Case Study

Sector:
Commercial Real Estate

Company:
Vornado Realty Trust

Location:
New York, NY

Measures Implemented:
Variable frequency drives
Combined heat and power

Energy Savings Results:
644,000 kWh annually

“We own largely existing buildings that are old; the average age of our buildings is 50 years. Energy efficiency really is the way to look at our net operating income (NOI) in a different way.”

— *Sukanya Paciorek, Vice President Vornado Corporate Sustainability*

Background

Home to some of the most famous businesses, retailers, transportation, and entertainment centers in the world, Vornado’s New York City portfolio includes iconic assets like One Penn Plaza, 731 Lexington Ave., and 1290 Avenue of the Americas. “We own largely existing buildings that are old; the average age of our buildings is 50 years,” said Sukanya Paciorek of Vornado.

Recommendations and results

Vornado has continued to expand its comprehensive energy efficiency strategies. With NYSERDA’s help, the developer conducted feasibility studies, audits, and other energy-reduction and efficiency projects, such as generating its own on-site electricity. Vornado is leading by implementing small- and large-scale energy efficiency projects. Measures such as variable frequency drives (VFDs), which regulate the speed of motors driving its ventilation systems, are common in Vornado’s portfolio. With the recent installation of VFDs at 1740 Broadway, Vornado has permanently reduced its annual energy consumption by over 644,000 kWh and recouped the cost of the project in about one year.

Vornado collaborated with NYSERDA to develop its most innovative project yet — a 6.2-MW co-generation plant designed to supply up to half the electric and a third of the heating and cooling needs at One Penn Plaza.

Vornado is also helping to provide reliability to New York’s power grid. In recognition that tenants make up more than 70% of a building’s energy usage, Vornado has extended its energy efficiency strategy to include its tenants through the development of its Energy Information Portal. The Energy Information Portal allows tenants to monitor their energy usage, compare it to similar tenants, and adopt energy efficiencies that are right for them.

Learn how you can reduce your energy consumption and costs.

Visit nyserdera.ny.gov/put-energy-to-work