

Battery Storage in Westchester: Demand Charge Savings with No Upfront Costs

Case Study

Company Name:
GHP Office Realty

Energy Storage Type:
Lithium-ion Battery Storage

Business Type:
Class A – Commercial
Office Building
5 floors (130,000 sq.ft.)

Location:
Harrison, NY

Project Highlights

Storage Capacity:
375 kW/940 kWh

Footprint:
6 ft. wide x 12 ft. 6 in. long

Battery Vendor:
Lockheed Martin

Project Developer:
Peak Power

**Expected Annual Revenue
in Addition to DMP Incentives:**
\$75,000

GHP Office Realty (GHP)—owner, operator, and purchaser of commercial real estate in suburban New York—realized that demand charges represented the greatest portion of the electric bills at their 4 West Red Oak Lane office building in Harrison, NY.

GHP worked with Peak Power, a global energy technology services provider, to explore options to more efficiently manage their electricity loads. They installed a 375-kW/940-

kWh Lockheed Martin energy storage battery and used a shared-savings approach to implement the project—GHP and Peak Power splits the utility bill savings and market revenues from the operation of the battery. GHP takes on little to no risk while receiving energy cost savings, and Peak Power retains a portion of the revenue in exchange for installing, maintaining, and operating the system.

The energy storage system at GHP's property reduces utility costs and provides peak demand relief for the utility. Con Edison, the electric utility for this site, provides funding for this system to reduce peak demand during certain windows of time through the Demand Management Program. By participating in the program, the project received an incentive from Con Edison, which reduced the total project cost. Additionally, GHP gains a revenue stream in addition to the savings achieved with better building demand charge management.

"We have been extremely impressed with Peak Power's capabilities and the simplicity of the overall process. We are very excited to be one of the early adopters of energy storage in New York."

– Michael Cinicolo, Vice President of Property Management and Construction, GHP Realty

Find information on energy storage value streams, project and feasibility funding, and technical assistance.

visit nyserdera.ny.gov/Energy-Storage or email energystorage@nyserdera.ny.gov