ONE UNION SQUARE

Building

- 37 story commercial tower
- Built in 1981
- All-electric
- 9,000,000 kWh/yr
- EUI = 38 kBtu/sf
- Energy Star rating of 89

Energy Services

- McKinstry
ONE UNION SQUARE

Efficiency measures

- Lighting upgrades
- Condenser-water system consolidation and upgrades
- Complete HVAC retro-commissioning
- Night cooling “purge” mode
ONE UNION SQUARE – RESULTS

~20% Reduction
1111 THIRD AVE

• Building
  o 34 story commercial tower
  o Built in 1980
  o All-electric
  o 10,000,000 kWh/yr
  o EUI = 60 kBtu/sf
  o Energy Star rating of 70

• Energy Services
  o ATS Automation
  o QuEST
1111 THIRD AVE

- **Building**
  - 34 story commercial tower
  - Built in 1980
  - All-electric
  - 10,000,000 kWh/yr
  - EUI = 60 kBtu/sf
  - Energy Star rating of 70

- **Energy Services**
  - ATS Automation
  - QuEST
• Efficiency measures
  o Primary chilled water flow control
  o Cooling tower optimization
  o Air handler VFDs
  o Floor isolation dampers
  o Solar window film
  o Full building VAV DCC upgrade
  o Retro-commissioning and controls
  o Tenant awareness
1111 THIRD AVE – RESULTS

Whole-Building Savings Analysis, 1111 Third Ave
Daily Model, OLS, Day-type, Degree-day, CVrmse-optimized

Baseline Period | Performance Measurement Period

Baseline Model | Model Prediction
Baseline Meter | Metered Performance

Leased Sq Ft / 10

KWh/day


~12% Reduction