



## PROPERTY MANAGEMENT HEADQUARTERS

<b>Program</b>	Clean Heating and Cooling Communities
<b>Funding Entity</b>	NYSERDA
<b>Sector</b>	Commercial, Retrofit
<b>Energy Conservation Measures Implemented</b>	Variable Refrigerant Flow/Air Source Heat Pump, combined with a high-efficiency ERV system
<b>Annual Energy Savings; Annual Cost Savings</b>	60-70% energy savings every year; \$62,000
<b>Owner</b>	Gibraltar Management Comp
<b>Solution Provider</b>	Blend Air Mechanical Corp
<b>Location</b>	150 White Plains, Tarrytown, NY
<b>No. of Units/Floors/Square Footage</b>	4-story, 71,000 sq ft

### Project Background and Highlights

Fujitsu's air-source VRF heat pump system was selected to replace the building's 47-year-old natural gas-fired rooftop units that are inefficient by today's standards. The VRF system provides simultaneous heating and cooling throughout the building while the ERV system recovers energy from exhaust air and transfers it to the incoming fresh air. By the end of Phase Two, the building will have 109 heating and cooling zones compared to 48 zones in the previous system. The new heat pump system will provide annual electricity and natural gas savings over the original system of 224,000 kWh and 38,800 therms respectively. This leads to a \$62,000 annual cost reduction including a reduced annual maintenance cost

from \$49,000 to < \$15,000. The cost to upgrade the original system to a heat pump system versus a standard code minimum system is 9.6% higher. As a result, the simple payback for upgrading from a code minimum system to heat pumps is just 3 years. Based on the results of the analysis, the project was fast-tracked by the customer.

