

CASE STUDY

125 MAIDEN LANE

Time Equities Inc.
New York City, NY

THE CHALLENGE:

Accomplish a 30% GHG reduction in a 1958 building with dated building HVAC systems and limited capital resources to implement upgrades.

THE SOLUTION:

SClenergy provided turnkey retrofit and funding solution using a 10-year MESA contract:

- No upfront cost to building owner
 - No debt on building
 - No operating expense increase
- GHG reductions 30% per year
 - Energy savings 25% per year

PROJECTED ANNUAL FUNDING

8,886,712 kBtu

\$524,671 **38%**

CLIENT: Time Equities Inc.

CONTRACT: Managed Energy Services Agreement

EQUITY: Mitsui/SClenergy

LENDER: NYCEEC

INCENTIVES PROVIDER: NYSERDA

RETROFIT MESASURES:

- Building automation system
- EnergyScape Optimization
- High efficiency, variable speed motors
- ConEd Steam to hot water boiler conversion

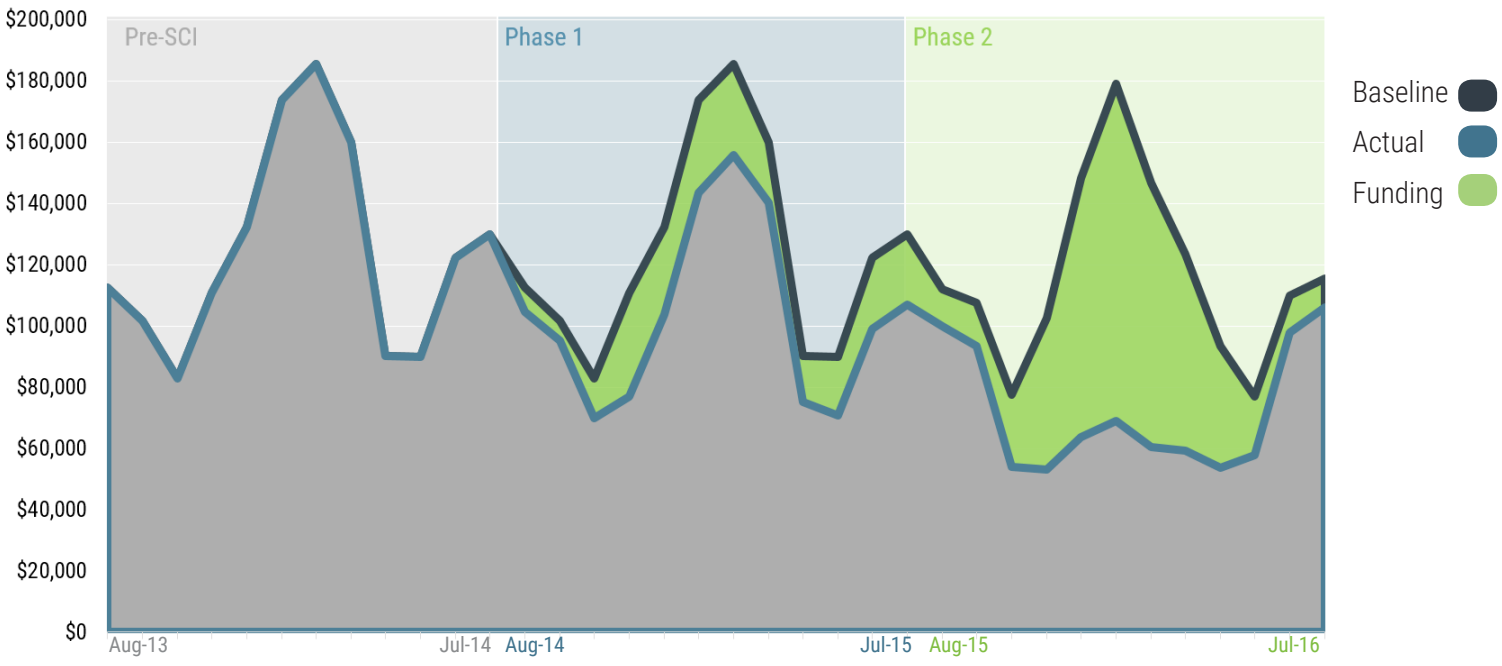


“WE SEE WHAT SCIENERGY DOES AS A GREAT SOLUTION TO MODERNIZE BUILDINGS IN A WAY THAT WORKS FOR BUILDING OWNERS AND OCCUPANTS, AND IS AN IMPORTANT PART OF OUR TOOLKIT FOR MANAGING BUILDINGS.”

Rick Recny
 Director of Asset Management
 Time Equities Inc.

SCIenergy completed the second phase of the energy retrofit for Time Equities Inc., a full service real estate firm actively involved in the acquisition and management of commercial and residential properties. The enhancements made at 125 Maiden Lane, a 320,000 square foot mixed-use building near Wall Street, are designed to better protect the building and its occupants from outages like those experienced during Hurricane Sandy while simultaneously cutting both energy consumption and GHG emissions by more than 30%.

Phase 1 of the 125 Maiden Lane project has, over the last 12 months, already reduced annual energy consumption by more than 25%, cutting greenhouse gas (GHG) emissions at the property by more than 609 Metric tons of CO₂e - the equivalent of planting more than 490 acres of forest or removing 128 passenger vehicles from the road. In phase 2, SCIenergy replaced the existing heating systems with high efficiency natural gas boilers located higher in the building. The building is now able to withstand another storm surge event like Sandy, while also further improving on energy performance. Between the first and second phases of work, 125 Maiden Lane is expected to exceed the 30% GHG emissions reduction target for large buildings outlined in the 80% GHG reduction target announced in New York Mayor Bill DeBlasio’s OneNYC plan.



Our mission is to steward building owners and operators into the efficiency age by driving down the cost and risk of energy efficiency. We do this through our lean, revolutionary business model and technology; offering original, straightforward solutions that deliver 20-40% reductions in operating cost. In working with SCIenergy, our clients significantly improve their returns on energy efficiency, while also improving occupant comfort and increasing property values. Founded by a diverse group of seasoned, intelligent building and finance leaders, our founding team has spent their careers working towards understanding the complexities and barriers of holistic energy efficiency. This integrated knowledge of the market allows us to provide solutions that finally make energy efficiency accessible, affordable and achievable for all. Since 2002, SCIenergy has demonstrated ways to be more efficient, profitable and sustainable for clients such as the City of San Antonio, Childress Klein, Drexel University, and Hyatt Hotels. Headquartered in Dallas, SCIenergy has offices in New York, San Francisco, Chicago, and Atlanta.