

# SL Green Building 4

**Project Name:** SL Green Building 4

**Location:** Rye Brook, NY

**Type:** Commercial Office

## RESULTS

According to Brian Fridkin, a third-party energy analyst with Yardi, the 40% Hydromx-PG solution has lowered Building-4's HVAC energy consumption by a minimum of 22%. **This reduction saved SL Green \$28,000 in 2017 alone, resulting in a payback of fewer than three years.**

## Background

SL Green is a real estate investment trust (REIT) and is New York's largest office landlord. SL Green has been operating for 34 years holding interests in 118 buildings totaling 49.9 million square feet. Like most REITs, they focus on maximizing the value of their properties throughout Manhattan and the surrounding area. Their primary goal is to provide high-quality buildings to their tenants. The Reckson Executive Park is a six-building complex in Rye Brook, NY. Building-4 is the first to take advantage of the energy savings offered by Hydromx.

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## Challenge

SL Green, like most building owners, is challenged with high energy costs for operating their HVAC equipment. In 2016, Building-4 was selected as the initial location in SL Green's property portfolio for the installation of the

Hydromx. Prior to the installation, a detailed energy usage baseline was recorded: Building-4 used 1,757,782 kWh of electricity costing over \$335,000 (or \$3.68 per square foot).

### **Solution**

In January of 2017, Hydromx-PG (propylene glycol) was installed in Building-4's 3500-gallon water source heat pump loop at a concentration of 40% Hydromx-PG to 60% water. The installation was aimed at reducing energy consumption, utility costs, and equipment wear and tear, and providing a more energy-efficient building for the tenants.