

## Commercial & Industrial Program—Clean Heat

# Manhattan Mini Storage Success Story



**Building Type:** Manhattan Mini Storage

**Industry:** Storage Facility

**Location:** Manhattan, NY

**Project Type:** Clean Heat

### Clean Heat Technologies Installed:

- Air-Source Heat Pump
- Variable Refrigerant Flow

### NYS Clean Heat Contractor



**TRV Mechanical**  
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### Savings Snapshot

Total project cost:	<b>\$1,842,362</b>
Con Edison incentive payment:	<b>\$563,391</b>
% of project cost covered by Con Edison:	<b>31%</b>
Annual MMBtu Savings:	<b>3,736</b>
Annual Therm Savings:	<b>44,233</b>
Annual kW Savings:	<b>101.460</b>



### Overview:

Manhattan Mini Storage, a premiere temperature-controlled storage facility, wanted to upgrade their outdated systems with the latest clean heat technology. The facility originally used natural gas burning boilers for space heating, and a cooling system with a combination of modular chillers and packaged air conditioning units.

They worked with Con Edison to retrofit the building with energy-efficient air-source and variable refrigerant flow heat pumps. The new system delivers 100% of the space heating and cooling to eight floors of the building.

Air-source heat pumps are two to three times more efficient than a conventional natural gas-fired boiler system. This helps Manhattan Mini Storage save year-round on energy bills, cut their annual emissions by 91 metric tons of carbon dioxide, and comply with **Local Law 97**.

*“Con Edison’s rebates and incentives not only made the technology more affordable, it also enabled us to move up the project timeline to convert all our properties to green technology.”*

—Pasquale Suriano, VP of Edison Properties

Incentives rates may have changed since this project was completed in 2021. For current incentive information, visit [conEd.com/CleanHeatCommercial](https://conEd.com/CleanHeatCommercial), or email [CommercialCleanHeat@conEd.com](mailto:CommercialCleanHeat@conEd.com).