

Commercial & Industrial Energy Efficiency and Electrification Program

Success Story: One Manhattan West

Participating Contractor
Brookfield Properties

Participating Contractor
A&B Energy Group

Location
Manhattan, NY

Overview

Built in 2020, the 69-story skyscraper at 395 9th Ave. spans nearly 2 million square feet. As part of a strategic energy efficiency initiative, the office tower's team partnered with **Con Edison's Commercial & Industrial Energy Efficiency Program** and **received almost \$57,000** to install a heat recovery system.

With help from **A&B Energy Group**, they added a plate-and-frame heat exchanger that uses steam condensate collected in the basement to pre-heat the lobby's hot water.

Before this upgrade, the condensate was cooled through the cooling towers and condenser water loop before being drained. By repurposing this waste heat for pre-heating, the building has reduced both steam consumption and cooling tower energy use. Additionally, this approach means less fuel is needed to achieve the same heating levels, resulting in significant energy savings, while the recovered heat improves the performance of other systems in the building, such as steam generation.

This initiative supports the building's broader goals of energy optimization, operational efficiency, and sustainability.

Energy-Efficient Upgrades

- Heat Exchanger

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Highlights

Total Project Cost:	Con Edison Incentive:	Project Cost Covered by Con Edison:
\$185,080	\$56,846	30%
Total Energy Savings (kWh):	Total Steam Savings (Mlbs.):	
3,057	690	

Testimonial

“This project is a great example of how thoughtful engineering and strategic partnerships can drive measurable results. With support from Con Edison’s Energy Efficiency Program, we captured waste heat that previously went unused, reduced energy consumption, improved system performance, and took another step toward our long-term sustainability goals at One Manhattan West.”

— Patrick Kramer, Sr. Property Manager, Brookfield Properties

