



Rye Ridge Plaza

Rye Brook, New York – Westchester County

Background

The three-story Rye Ridge Plaza complex was built in the mid-1960s and has become one of Westchester County's premier medical office facilities. The property manager, Win Ridge Realty, contacted D.P. Wolff Inc. of Hawthorne, New York, a participant in the **New York Energy \$martSM** Unitary HVAC Program, to assess upgrade opportunities for the aging HVAC system that serves the complex. Win Ridge's goal was to reduce energy consumption while improving its ability to control the heating and cooling system.

Recommendations and Results

Rick Brunner, a sales engineer with D.P. Wolff, recommended developing true economizer function with enthalpy controls for six of the main air-handling units. To develop full economizer capabilities, significant modifications to the duct systems were also required. These improvements increased the fresh air circulation throughout the complex and reduced the cooling operations.

"We are very pleased with the work. The air quality is much better and we have seen a definite reduction in our utility bills."

– Glenn Wilson,
Win Ridge Realty, LLC



D.P. Wolff determined that additional energy savings could be achieved by installing a series of programmable thermostats to allow for easier control of the HVAC system. The three-month-long project was completed during normal working hours with little disruption to the tenants. Since completion in April 2002, the tenants have commented on the improved comfort, and the property manager has noticed a sharp decrease in both emergency service calls and energy consumption.

The resulting cost analysis is as follows:

- the total cost of energy savings upgrade was approximately \$69,000
- estimated annual energy savings of \$15,319
- approximate energy saved is 98,265 kWh annually
- the project will pay for itself in 4.5 years

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