

Manhattan Mini Storage Case Study



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
Barbara Waitowicz
trvmechanical.com

Savings Snapshot

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



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Manhattan Mini Storage, a premiere temperature-controlled storage facility, wanted to upgrade their outdated systems with the latest clean heat technology.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