

CASE STUDY | THE MONDRIAN HOTEL — SOHO

OVERVIEW



The client, Sochin Downtown Realty, owners of The Mondrian, SoHo, New York, is located at 9 Crosby Street in the heart of SoHo. The architect Benjamin Noriega Ortiz shaped the building's provocative design, and was inspired by Jean Cocteau's 1946 French film "La Belle et la Bête". The hotel features 263 rooms, an indoor-outdoor bar, restaurant, which includes lush garden seating, and nightlife space. Efficienado Solutions, LLC, recognized the magnitude, intensity, and frequency of lighting hours used by such an elaborate and plush hotel. A lower Manhattan hotel

would typically run their facilities 24 hours per day, with the nightlife space at full capacity until 4 am. With enormously high operating costs just from the electric consumption alone, Efficienado Solutions was able to decrease this without the hotel having to cut back on the usage of lights, or any of their amenities, as is necessary to keep their clientele satisfied. The optimal solution for the Mandrian SoHo to decrease operating costs was to maximize their energy efficiency. Efficienado Solutions provided the owners with a proposal to meet all their needs.

Our professional energy auditors identified and analyzed the hotel as operating for long hours, and using many high wattage and inefficient lights throughout the facility. We recommended a lighting retrofit as the most cost-effective energy saving plan.

THE SOLUTION

Prior to Efficienado Solutions' retrofit, the hotel facility's existing lighting was outdated, inefficient, and ineffective. As a solution to reduce expenses, we recommended this customer upgrade their existing lighting to cutting-edge light emitting diodes (LED's).

After we informed the client of the Con Edison 70% incentive program available, the client agreed to move forward with the recommended proposal. As part of our services, we oversee and facilitate the process of applying for approval from Con Edison.

Financial Benefits and Results

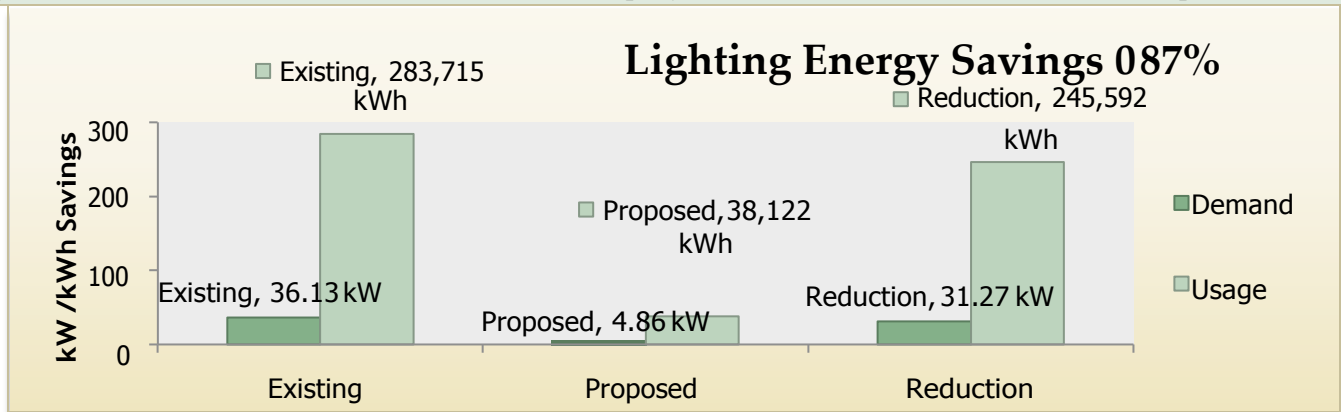
Result #1: Reduce operating costs; specifically electric usage will decrease.

Result #2: Expense of replacing and maintaining lighting will be substantially lowered.

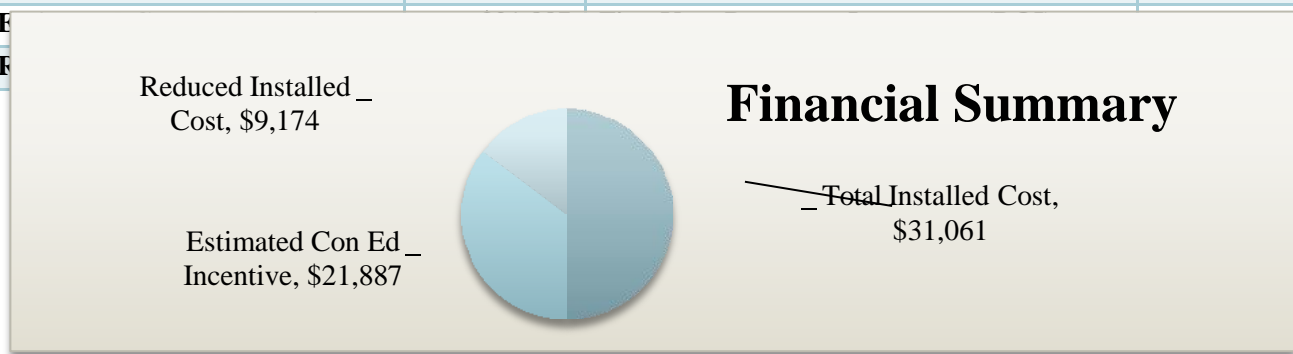
Result #3: Improved lighting quality. A highly experienced lighting and energy efficiency expert, and our team collaborated on best recommendations for replacement bulbs and fixtures.

Demand		Usage	
Existing Demand	36.13 kW	Existing Use	283,715 kWh
Proposed Demand	4.86 kW	Proposed Use	38,122 kWh
Demand Reduction	31.27 kW	Use Reduction	245,592 kWh
Total Lighting Energy Savings			86.6%

The Con Edison incentive was 70 percent of the client’s gross project cost. The customer has benefited from a first year cost savings following the retrofit of \$41,751 dollars; they will continue to gain this savings for many years forward. The overall reduction of harmful CO2 per year has been and continues to be, 252,960 pounds.



Financial Summary		Total Lighting Cost Savings (1st Year)	\$41,751
Total Installed Cost	\$31,061	Payback (months)	2.6
Estimated Con Ed Incentive			55%
			2,960





Company Profile

EFFICIENADO SOLUTIONS, LLC is a preeminent energy efficiency firm based in Manhattan, NY. Our company provides businesses with measurable cost saving reductions using the following:

- Strategic partnerships with major utility companies such as: PSEG, LIPA, and Con Edison. We work with our customers as approved facilitators for rebate programs developed and administered by the New York State Energy and Research Development Authority (NYSERDA).
- Alternative financing methods that enable businesses and building owners with options to implement the most effective energy programs that allow maximum positive impact on the environment.
- Seasoned energy efficiency professionals who have implemented and completed over (3000) commercial projects that have delivered over (15 MW) energy reduction for our clients.

Our team provides:

- Energy audit reports, analysis, and recommendations.
- Design, procurement, and installation of energy upgrades.
- Financing of energy upgrades.
- Management and advisement on processing and obtaining rebates and financing options with available funding programs.

For additional information about our services or to arrange a no obligation consultation please contact us! We look forward to assisting your company!



Efficienado Solutions, LLC

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LED Lighting | Energy Audits | ESCO Services | Financing
Simplifying The Energy Equation . . .