

Appendix B: Case Study #2: 60 Wall Street – New York

70 energy, water, and renewable energy projects

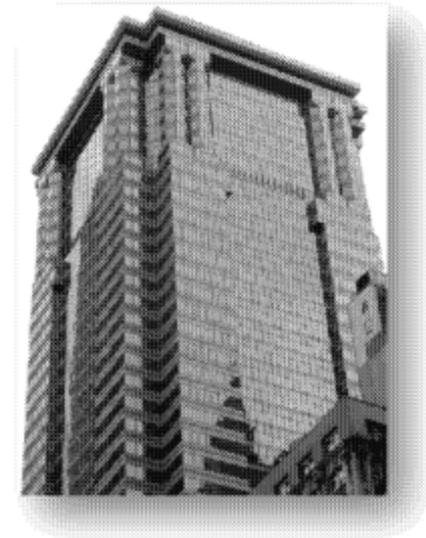


	Projects ¹	Projects	Energy Savings (kWh)	Water Savings (liters)
Chiller Plant Improvements	New high efficiency Chiller (2)	3	3,258,095	-
	Recommissioning of hydronic free cooling system			
Building Automation Systems & HVAC Controls	Kitchen exhaust fan controls	1	396,555	-
Heating, Ventilating, and Air Conditioning Upgrades	Energy efficiency upgrade of exhaust fans	3	18,295	-
	Energy efficient replacement of ventilation fans			
	Energy efficient upgrade of fan coils unit			
Lighting Improvements	Installation of high efficiency lamps (3)	15	3,649,293	3
	LED lighting relamping (3)			
	Lighting circuit timers (2)			
	Occupancy sensor control (3)			
	Reduction of light levels			
	Replacement of indoor lighting fixtures (2)			
	Replacement of outdoor lighting fixtures			
Chilled Water, Hot Water, and Steam Distribution Systems	New Domestic Hot Water Pumps	2	3,659,643	-
	Steam System Repair			
Electric Motors and Drives	Replacement of elevator motors & controls	5	2,364,891	1,565
	Retrofit AHU with VFD and controls (3)			
Renewable Energy Systems	Retrofit CRAC with VFD and controls	1	146,229	-
	Photovoltaic Array			
Water and Sewer Conservation Systems	Cooling Water Treatment & Controls	9	68,309	52,073
	Installation of lowflow urinals			
	Potable Water Treatment System			
	Reduction in distribution losses			
	Reduction from domestic and fire water losses			
	Reduction in replacement water for steam system			
Commissioning	Water efficient appliances (3)	24	5,095,197	3,783
	RCx Decommissioning (7)			
	RCx Optimization (10)			
Appliance/Plug-load reductions	RCx Rescheduling (7)	5	130,815	544
	Energy Efficient Kitchen & Cafeteria Appliances (4)			
Other	Plug Load - Vendormiser	2	2,376	-
	Automated demand response			
	Tenant awareness - Earthhour			
2007 Baseline²		70	18,789,698	57,968
Percent of Baseline			92,550,623	
			20.30%	

See footnote 1 on page 41.

¹ Project Data records and energy & water savings provided by CRES year ending 2012. Savings calculation validated by third party, Arup Engineering.

² Utility Data provided from Environmental Management System for year ending 2012. Data verified by third party, ERM Certification and Verification Services.



Building Data

High Rise Commercial Office
Single Tenant Commercial
Office with Trading
1,625,500 ft²
60 Wall Street,
NYC, New York

Projects In Progress

Does not include the following projects not yet completed: BAS replacement, Chilled Water Pump VFD and HX Upgrade, and (4) lighting improvements.

Deutsche Asset
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