



SL Green commences LED lighting upgrade throughout 21 properties

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SL Green Realty Corp. is underway with the installation of LED lighting throughout 21 of its properties, expected to save more than \$630,000 in annual energy use.

"SL Green is excited to take the next step in sustainable lighting by utilizing LED technology," said Edward Piccinich, executive VP, management & construction at SL Green. "Lighting comprises 30% of a building's typical energy use. LED lighting products addressing 24/7 lighting areas, including garage, stair, and mechanical areas, will yield significant cost savings and quick paybacks."

SL Green will complete one of the nation's largest LED lighting retrofits with more than 16,000 units replacing antiquated lighting technologies including incandescent, halogen and fluorescent.

"We selected LED lighting because it reduces energy use by more than 55%, and provides superior lamp life, often greater than eight years, which is three to four times longer than other lighting technologies," said Jay Black, SL Green's director of sustainability. "SL Green reviewed a variety of products comparing cost, efficiency, quality and warranty, ultimately selecting Seesmart Technologies, a leading LED manufacturer based in Simi Valley, California."

"LED equipment allows us to significantly impact lifecycle costs," said Piccinich. Affecting energy use and lamp life, 90% of lighting's lifecycle costs, will yield a project payback of only three years, providing \$4.5 million in total lifecycle savings."

In March, SL Green installed 7,500 LED units within 16 suburban division (Reckson) buildings, totaling more than 2.5 million s/f in its Westchester & Fairfield County portfolios including 360 Hamilton Ave. and 140 Grand St. in White Plains; 200 & 500 Summit Lake Dr. in Valhalla; and 680/750 Washington Blvd. and Landmark Sq., in Stamford, Conn.

According to John Barnes, senior VP and senior director of Reckson, a division of SL Green, "Through our market-leading program, the LED retrofit is the latest example of how we are utilizing sustainability to improve our business. It saves both SL Green and our tenants money, reduces energy waste and contributes to our best in class experience."

In July, 2012, SL Green will begin the next phase of its LED program to retrofit 4.5 million s/f in its NYC portfolio, including 420 Lexington Ave., 100 Church St., 919 Third Ave. and 125 Park Ave. SL Green anticipates this project will be completed in August, establishing the foundation for future LED and other efficiency projects throughout its class A commercial office portfolio.

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