



Winthrop earns Energy Star certification at i.park Lake Success with help from The Cotocon Group

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i.park Lake Success, managed by George Mullen and his team at Winthrop Management, has earned the U.S. Environmental Protection Agency's (EPA's) Energy Star certification. This signifies that the building performs in the top 25% of similar facilities nationwide for energy efficiency and meets strict energy efficiency performance levels set by the EPA.

"i.park Lake Success is pleased to accept EPA's Energy Star certification in recognition of our energy efficiency efforts," said Mullen, VP of operations. "Through this achievement, we have demonstrated our commitment to environmental stewardship while also lowering our energy costs." Commercial buildings that earn EPA's Energy Star certification use an average of 35% less energy than typical buildings, while also releasing 35% less carbon dioxide into the atmosphere. i.park improved its energy performance by managing energy strategically across the entire organization and by making cost-effective improvements to its buildings. One of the biggest accomplishments of i.park Lake Success, is that it has prevented greenhouse gas emissions equal to the electricity use from 69 households for a year.

"Improving the energy efficiency of our nation's buildings is critical to protecting our environment," said Jean Lupinacci, chief of the Energy Star commercial & industrial branch. "From the boiler room to the board room, organizations are leading the way by making their buildings more efficient and earning EPA's Energy Star certification."

To earn the Energy Star certification and be guided through these energy-savings measures, i.park Lake Success utilized the LEED engineering group, The Cotocon Group (www.thecotocongroup.com), an Energy Star service and product provider (SPP). They worked with i.park to evaluate and assist in the implementation of energy conservation measures, to help i.park reach its goals. "As an energy professional, with the history of this facility I knew that our focus had to be on wasted energy," said Jimmy Carchietta, LEED AP founder and CEO of Cotocon. "Wasted energy savings is very important because every energy dollar saved means more dollars to improve the infrastructure and reinvest in other energy conservation measures, without taking capital out of your pocket."

The complex was originally constructed in 1941 by the U.S. government, and served as a defense plant for Sperry Gyroscope. After WWII, 1111 Marcus Ave. (known today as i.park) became the original home of the UN prior to its relocation to Manhattan. In 1951 the property was sold to a series of military contractors. In 2000, the current ownership acquired 1111 Marcus Ave. and redeveloped the warehouse/manufacturing facilities to the existing mixed-use complex.

i.park Lake Success is 1.4 million s/f in total which consists of common and tenant area space. There are multiple site surface area parking spaces that upon seeking LEED certification would have designated priority parking for low-emitting and fuel-efficient vehicles. We believe a properly

designed, specified, constructed and operated energy smart facility will generate years of significant revenue for i.park Lake Success, and in addition significantly continue to reduce our existing carbon footprint and energy service budgets.

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