

Empire State Building to go 'green' and save millions

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New York: The Empire State Building is going "green" in a model project that will save about \$4.4 million a year on energy.

Completed in 1931, the Art Deco building immortalized in the film King Kong has been named by the American Society of Civil Engineers as one of the Seven Wonders of the Modern World.

It is currently undergoing a \$500 million renovation, including \$100 million to go "green".

Anthony Malkin, president of W&M Properties, which owns the building, said the technology was devised as a model to retrofit other buildings.

The program carries an initial cost up to \$20 million for the first five stages of a \$100 million project to make the skyscraper a model of energy efficiency and conservation.

The entire plan will cut energy consumption in the 102-storey building by 38 per cent.

Plans for the building include:

- On-site upgrades of its 6,500 windows.
- New air-conditioning and heating systems that adjust to demand and also generate cool water.
- Insulating the space between radiators and the outside of the building to trap heat and cold air.
- Installing energy-efficient lighting that can be set to light hallways and common areas only when they are occupied.
- Upgrading the existing building-control system to provide more details about demand and use of its systems.
- Introducing an internet-based system for tenants to monitor their energy use and show them how to conserve.

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