



# High Performance Buildings Program

## AXA Equitable Fact Sheet

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AXA Equitable Building

### Situation

The 1.8 million square foot AXA Equitable building at 787 Seventh Avenue is located between 51<sup>st</sup> and 52<sup>nd</sup> streets in Midtown Manhattan. Featuring a stone façade constructed from red granite and Indiana limestone, the 54 floor building is home to multiple restaurants and banks, an athletic club, a 499-seat auditorium and a host of legal firms and financial services companies.

To accomplish its mission of reducing operating costs while maintaining tenant comfort and safety, AXA's building management team partnered with the Trane Energy Services Team to design and build a high performance system that would replace the building's original, outdated heating, ventilation and air conditioning (HVAC) plant.

### Approach

The high performance buildings approach recognizes that it costs significantly more money to operate and maintain a building throughout its decades-long occupied life than it does to design and build it in the first place. On the building's high performance journey, they worked with Trane to conduct a financial and energy analysis of the building using Trane TRACE™ 700 software, which is a complete building load, HVAC system, energy and economic analysis computer simulation program that compares the energy and economic impact of different building design alternatives.

Based on the results, Trane recommended the replacement of the original 4,000-ton central plant system with two 1,400-ton high efficiency electric Trane chillers, a 1,540-ton Dual Duty electric Chiller and a 45-tank thermal storage system, which provides 9,000 ton-hours of thermal storage capacity. Combined, these solutions bring plant's total mechanical capacity to 4,340 tons, an increase of 340 tons, in addition to the cooling impact of the new thermal storage equipment.

Trane also worked with AXA's building management team to design the replacement of several chilled water and condenser pumps, coupled with the installation of Variable Flow Drives (VFDs) and state-of-the-art building automation systems. These systems allow the building to customize plant operations, optimize energy conservation and further reduce energy costs.

### Results

Trane helped the AXA team discover opportunities to manage costs, reduce resource consumption and improve operational performance through its high performance buildings journey.

By producing ice during the night for use in daytime cooling, the system reduces overall energy costs by avoiding peak-demand utility fees. Additionally, the high-performance upgrades improve the reliability of the building's air conditioning because ice can continue to provide cooling during several different plant failure scenarios.

The new plant increases overall capacity by 340 tons while maintaining the same electrical and machinery footprint. The energy conservation provided is estimated to help reduce the building's carbon emissions by 2.4 million pounds per year, which is the equivalent of removing 220 cars from the road annually or planting 325 acres of trees.

The project will result in significant savings in annual energy costs for AXA Equitable. The installation is being supported in utility incentives from the New York State Energy Research and Development Authority (NYSERDA).

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