

Conley takes interior design to new level with eco-friendly design



Leesa Conley

Property managers face many challenges when it comes to renovating an existing complex. Between budget issues and finding the right design company that offers the latest design solutions; a renovation project can be an extremely tedious task. One of the biggest disadvantages that many managers face is not being aware of the new environmentally conscious products available. Most managers request quotes from vendors without having a specific product or design in mind. They leave the design ideas up to the vendor and rely on them to make capital improvements that are necessary and provide the best value for the money. Instead, they should invest in hiring a design consultant to recommend the best solutions for their buildings which will save them money in the end. The best scenario would be to hire a vendor that offers consulting, design and installation services with environmentally conscious solutions that helps you sustain a green philosophy to interior design. Having one source for all your design needs is the answer to avoid the pitfalls that many property owners and building managers face. Born from this vision, Conley Design Studio offers their clients expertise on the current industry solutions and products for commercial interiors.

Conley is known in the industry as the pioneer of "Eco-Friendly Design" and offers a wide variety of products and ideas that offer solutions from worldwide manufacturers. We use an eco-friendly design philosophy to develop designs with reclaimed materials, recycled content and renewed products that reduce costs in the forefront. We utilize energy-efficient products for lighting, water features and source our products from American manufacturers that recycle; which in return saves our clients money.

An example where green products and energy solutions were used by Conley Design was Speedy's Fresh Food Café on 32nd and Broadway in New York City. Conley designed with products such as linoleum flooring that is actually living. The floor actually repairs itself when punctured. LED lights were used for ambient lighting as well as warehouse lights with high lumen output for general illumination that replaced over 300 halogen track heads to conserve energy and the carbon footprint. In the dining room, natural reeds embedded in resin were used for decorative panels. In addition, birch plywood dining chairs along with energy efficient up-lighting creates a tranquil dining experience overlooking Greeley Sq. Glass tile was used along with stainless steel to give a clean crisp feeling upon entering the café and help the food offerings to stand out.

Leesa Conley is principal of Conley Design Studio, West Palm Beach, Fla.

The rise of high-performance buildings



David Pospisil

Nearly 80% of New York City's energy use and carbon emissions come from large commercial and industrial buildings. The cost of this energy use is about \$2.50 a s/f in New York City, nearly \$1 more a s/f than the rest of the nation.

This is the reason thousands of owners and managers of office buildings in New York City and Westchester County are lowering building energy and maintenance costs, increasing operating efficiencies and improving their carbon footprint.

Technology, local laws and substantial energy efficiency rebates and incentives available through Con Edison's Green Team energy efficiency programs are driving this high performance transformation.

We're entering a new era in real estate where tenants are actually shopping for energy-efficient buildings. Our C&I customers know they need to keep up with advances in building technology, comply with local laws, and be good corporate citizens, all while remaining profitable.

That's where Con Edison's programs offer an advantage. Substantial Con Edison rebates and incentives for high-efficiency electric and gas heating, lighting and mechanical equipment; along with access to a Market Partner network of more than 600 pre-approved and specially trained energy efficiency contractors, distributors and consultants, has accelerated the pace toward a greener and greater New York City.

So far, the incentives have helped save 104,000 megawatt-hours of electricity and 69,000 dekatherms of gas, and prevented 83,000 tons of carbon emissions since 2010. Con Edison has given \$8.6 million in rebates and incentives for work that is expected to save businesses more than \$19.4 million in energy costs.

Businesses can get cash back for installing high-efficiency lighting and lighting controls, HVAC systems, boilers/furnaces, motors, and variable frequency drives.

Customers with more complex projects may opt for a custom program which offers performance-based incentives for installing high-efficiency equipment or energy-saving solutions not eligible for equipment rebates including chiller and/or refrigeration system upgrades, compressed air system improvements, or industrial process enhancements.

The custom program also provides payments up to 50% of the cost, up to \$67,000, of an ASHRAE Level 3 energy efficiency audit to help evaluate energy use and identify opportunities to increase gas and electric efficiency.

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