260 Herkimer Street, is a 138 unit apartment building located in Brooklyn, New York. The building had two sets of boilers, a pair of conventional Hartford steam coil over boilers used for heating and winter time domestic hot water (DHW) and a pair of modular water heaters used exclusively in the summer. The facility is electrically master metered.

The Herkimer Street building was a little too small for larger cogeneration units currently on the market to be economically viable. New to the U.S. market, the Micro T35 synchronous CHP module proved to be the perfect choice. The combined heat and power (CHP) plant provides 35 kW of electricity and will operate in parallel with the electric utility. The cogeneration unit control system will run, sequence and ramp the cogen unit as needed to produce as much power as possible for the building without feeding power back to the grid.

260 Herkimer St. - TTCogen T35
Annual Statistics & Savings

**Annual Production**
- Electrical production (kWhrs): 249,000 kWhrs
- Value of electricity generated: $33,106

**Annual Costs**
- Fuel cost: $19,305
- Maintenance & service cost: $8,669
- Total operational cost: $27,974

**Annual Savings**
- Months of demand savings: 9
- Value of demand savings: $8,986
- Thermal production (therms): 21,340
- Value of thermal production: $17,791

**Other Savings**
- Average depreciation over 6 years: $14,000

**Total Annual Savings**: $45,909
In addition to producing electricity, the cogen unit will provide 237,000 BTUh of free heat from the unit’s natural gas engine. When operating at full load, the T35 will offset nearly 100% of the building’s DHW demand. The T35’s superior thermal efficiency insures optimal savings regardless of the building’s operation.

The T35 small footprint made the unit easy to install in the building’s boiler room and its quiet operation means the tenants don’t notice it.

The 260 Herkimer Street building is located in Consolidated Edison’s (Con Ed’s) Brooklyn-Queens Demand Management (BQDM) zone and was able to benefit from Con Ed’s incentives. Additionally, incentives offered by the New York State Energy Research and Development Authority (NYSERDA) made the project financially attractive for the building’s owner. The system is projected to have an ROI of much less than three years.

The CHP system was custom designed and sized appropriately for the facility’s thermal loads. An economic analysis prepared for the project estimated 7,224 hours of run time of annually. Several months of operation, have proven that the CHP system will run more hours than estimated and will save the building’s owner even more money than projected.

The project at 260 Herkimer is TTCogen’s first-ever U.S. T35 cogen installation is rapidly proving the viability of this compact system and paying dividends for it’s owner.

TTcogen LLC is a 50/50 joint venture between CHP experts Tecogen Inc. and TEDOM a.s. TTcogen offers a complete package of 27 cutting-edge CHP modules that are fully capable of running on a variety of fuels including natural gas, propane, and renewable natural gas (biogas/biofuel). With units ranging in size from 35 kW up to 4 MW, the full product portfolio meets the needs of residential, commercial and industrial customers looking for an efficient and environmentally friendly energy solutions.

For more information about TTcogen’s T35 Cogeneration Module or our other Engine-Driven Products please visit www.ttcogen.com or contact us at... 781-466-6400 • products@tecogen.com 45 First Avenue, Waltham, MA 02451