

NYC LOCAL LAW 87

TURN COMPLIANCE INTO OPPORTUNITY

The purpose of NYC's Local Law 87 (LL87) is to provide owners and managers insight into their building's performance. Ultimately, the goal is to use the information gathered to make buildings more efficient. Steven Winter Associates (SWA) helps owners and managers to comply with the Local Law, and leverage the completed work to enhance building systems and reduce operating costs.

SWA is the go-to partner for LL87 compliance, offering competitive pricing and the most experienced team in the city.

- SWA is currently helping over 100 commercial and multifamily buildings to comply with LL87.
- In the last 3 years alone, we have conducted building evaluations in 50M square feet of multifamily and 30M square feet of commercial building space.
- Several SWA leaders participated on the Mayor's PlaNYC Task Force as expert consultants in the formation of the new laws.
- SWA's experts were handpicked to join the Local Law 87 Speaker's Bureau for The New York City Greener, Greater Buildings Plan (GGBP), managed by the Urban Green Council.
- Four SWA staff are members of NYC's Building Resiliency Task Force, convened in response to Superstorm Sandy to improve building resilience and facilitate recovery.

Though LL87 is new, the energy audit and retro-commissioning services needed to comply are not — especially not to SWA. We have a 41-year track record of working for owners to identify cost-effective, energy-efficiency investments and improve building performance.

SWA'S LL87 SERVICES

- ASHRAE Level II Energy Audit,
- Retro-Commissioning, and
- Creation of the Energy Efficiency Report, to be submitted to the city.

Additionally, SWA will help you realize maximum benefits from your compliance efforts by:

- Determining eligibility for, and pursuing available financial incentives
- Tracking and analyzing energy-usage data for your building and/or portfolio using our Building Performance Portal; helping you to identify and evaluate consumption patterns over time, revealing opportunities for improvement.
- Supporting the implementation of any energy audit upgrade recommendations including MEP design, third party construction inspections and commissioning.

Steven Winter Associates, Inc.

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PROJECT HIGHLIGHTS

Aside from LL87 compliance projects, some of our recent, related work includes:

Deutsche Bank Energy Efficiency Data Report. SWA was the prime contractor leading a multi-disciplinary team in an unprecedented evaluation of energy savings across 220 NYC retrofit projects. The team identified trends across buildings and established a data driven methodology to support initiatives to lend against savings.

NYC Energy Efficiency Corporation Pilot. Sub-contractor to HR&A Advisors on a project to work with NYCEEC and various lenders in piloting lending against savings transactions in 2012: Work will draw on outcomes of the Deutsche Bank Energy effort.

Greening the Code. Active contributor on Energy and Ventilation Subcommittee in the "Greening the City Code" effort spearheaded by the Urban Green Council.

Local 32 BJ M&V Project. Evaluation contractor for a project that assessed the actual energy savings from O&M practices and no-cost / low-cost upgrades implemented by building operators who participated in the 1,000 Green Supers Program.

NYSERDA Multifamily Ventilation Research. Lead contractor in a study to evaluate and refine a retrofit process incorporating the Carrier AEROSEAL technology to seal shafts and ALDES Constant Airflow Regulators to dial into appropriate ventilation rates. This process has now been adopted by multiple audit firms and implemented in thousands of housing units across the country.

NYSERDA CHP Screening Tool Development. Developed simple screening tool for assessing the feasibility of combined heat and power projects which NYSERDA now requires as part of all Multifamily Performance Program projects.

There Are Holes in Our Walls Study. On behalf of the NYC Urban Green Council, developed methodology to measure air leakage through room air conditioners, applied this process to evaluations in a range of buildings, and synthesized and framed results to inform the technical and policy community.

For more information, contact:

Heather Breslin

hbreslin@swinter.com

866-676-1972

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