

BUILDING PERFORMANCE LAB

CITY UNIVERSITY OF NEW YORK

At Baruch College, Newman Hall, Rm. 315
137 E. 22nd Street New York, NY 10010

Robert E. Paaswell, Director, CIUS
Michael Bobker, Director BPLab

Summary of NYC Building Performance Stakeholders Meeting, 4-25-08

The meeting began with a review of the Consortium's educational agenda. The list of "Carbon FAQ's" was accepted for further development. The Building Performance Lab's focus on developing internships was presented by staff-person Nora Sherman.

In discussion of educational work, participants suggested that as organizations move further into their "sustainability" work, they are finding expanding needs for education at various levels of the organization and for a range of job functions. A new relationship between development and operations sides seems to be emerging based on findings, such as a recent Co-Star report, correlating occupancy rates, rent premiums and building certifications. One participant summed up the discussion as a need for "transformative learning" across the organization and including end-users.

With respect to learning from local experience, New York City government will be announcing several energy-reduction pilots in a consultant's report scheduled for release at the end of June. Several participants pointed out the difference between municipally owned and occupied facilities and multi-tenant properties, with respect to control over total energy use.

Attention focused on tenants and aspects of behavior they control – lighting, plug-loads, computers, data centers. How can owners be held responsible for their buildings' benchmarked energy performance when so much of it is driven by tenants? Can tenants be moved toward more efficient technologies? What approaches are available – legislative, incentives, etc? Are there leasing provisions that might help along this pathway that could become standard in the market? What drives Asset Managers towards certain kinds of actions?

The high level of engagement in discussion of this topic suggested that this should be a next focus of the Consortium. Staff will explore ways to deepen this discussion.

Subsequent discussion of Workforce issues was more muted. There was general agreement that there are more jobs, job retention, and job enhancements that will be realized but no one is yet sure of the exact mix or quantities. Market demand is not yet clear and much of the activity at present is in-house, such as sharing of best practices and developing written documentation of energy/operational positions and procedures. A "universal training and skills" model was suggested, emphasizing computer skills. A review of available "operational skills" Certifications was suggested.

The meeting ended with a short presentation by Jeffrey Harris of the Alliance to Save Energy of the "Commercial Buildings Initiative" being jointly developed by a number of national actors. Although approved by Congress, this Initiative is presently unfunded. It was suggested that the NYC Building Consortium could provide a useful pilot for demonstration of technology adoption.

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Partial List of Participants

Mr.	Juan	Alduey	Urban Agenda
Ms.	Nancy	Anderson	Sallan Foundation
Mr.	Howard	Apsan	CUNY Environmental, Health, Safety and Risk Management
Mr.	Vinny	Badali	Con Edison Steam Business Development
Mr.	James	Barry	Local 32BJ Shortman Training Program
Ms.	Hilary	Beber	NYC Office of Long Term Planning
Mr.	David	Bomke	NY Energy Consumers Council
Ms.	Petra	Caines	NRDC
Mr.	Roger	Chang	Arup
Ms.	Nora	Coffey	NREI
Mr.	Bruce	Cohan	CBRE
Ms.	Alice	Cook	Time Equities
Mr.	Charles	Copeland	Goldman Copeland Associates
Ms.	Fiona	Cousins	Arup
Ms.	Rebecca	Craft	Con Edison
Mr.	Jack	Dafoe	Urban Agenda BMCC Center for Continuing Education and Workforce Development
Mr.	L. Patrick	Dail	Development
Ms.	Candace	Damon	HR&A
Ms.	Marolyn	Davenport	REBNY
Mr.	James	Gallagher	NYCEDC
Mr.	Demetri	Ganiaris	Vornado
Mr.	Chris	Garvin	Cook + Fox Architects
Mr.	Robert	Gibson	AKF Engineers
Mr.	Jim	Green	Hines Interests
Mr.	Ashok	Gupta	NRDC
Mr.	Jeff	Harris	Alliance to Save Energy
Mr.	Barry	Hersh	NYU Real Estate Institute
Mr.	Adam	Hinge	Sustainable Energy Partnerships
Ms.	Ruth	Horton	NYSERDA
Ms.	Julie	Hughes	NYCEDC
Mr.	Bruce	Johnson	National Grid
Mr.	Howard	Kaplowitz	GVA Williams
Ms.	Laurie	Kerr	Mayor's Office of Long Term Planning
Ms.	Kim	Lenihan	NYSERDA
Mr.	Myles	Lennon	Urban Agenda
Ms.	Rebecca	Lurie	Apollo Alliance: CWE/CLC Training Center
Ms.	Bridgett	Neely	NYCEDC
Mr.	Jack	Nyman	NREI
Ms.	Megan	O'Meara	NYC Department of Small Business Services
Mr.	Manuel	Patino	JPMorganChase
Ms.	Elizabeth	Perry	Con Edison Steam Business Development
Mr.	Steve	Piguet	
Ms.	Louisa	Plotnick	NYSERDA
Mr.	Tim	Ryan	Con Edison
Mr.	Tom	Scarola	Tishman Speyer

Mr.	Bruce	Schwartz	NREI
Mr.	Howard	Styles	Local 94 Training Center
Mr.	Rob	Thompson	Hines Interests
Mr.	Russell	Unger	US Green Building Council - NY
Ms.	Christine	Van Lenten	NREI
Ms.	Geraldine	Walsh	Grubb & Ellis Management Services