

CIUS BUILDING PERFORMANCE LAB

Lab Notes // Fall 2009

The CUNY Institute for Urban Systems Building Performance Lab is pleased to announce that the Steven L. Newman Real Estate Institute, a longtime supporter of the NYC Building Performance Stakeholder Consortium, is now a co-sponsor. Read on for more updates from the Lab...



The Finance Working Group

Financing energy efficient retrofits is a challenge that many members of the NYC Building Performance Stakeholder Consortium have been grappling with for years, long before the economic downturn stalled real estate investment. This spring, the Lab formed a Working Group, drawn from members of the Stakeholder Consortium, to look into American Recovery and Reinvestment Act funds directed toward retrofit projects in commercial spaces. Not finding many, the Group's scope expanded to existing and emerging funding mechanisms, including those funded publicly, through tax incentives and utility-based incentive programs, and private models.



Ellen Sinreich with Lab interns Daniella Leifer and Ryan North

We recruited two smart and tenacious Baruch College MBA candidates, Daniella Leifer and Ryan North, to research and prepare a report on funding options. Ellen Sinreich, President and CEO of Green Edge LLC and a Consortium member, agreed to help guide their work. Daniella and Ryan reached out to other advisers, including Mayur Subbarao, Executive Vice-President of the Sustainable Profit Group, who has put together financing for energy efficient retrofits in New York City and the surrounding area.

Mr. Subbarao made a presentation on alternative financing models at the second Working Group meeting held in late October. At that meeting, members discussed a draft of the paper by Ellen, Daniella, and Ryan, "The Evolving Picture of Energy Efficiency Financing for New York City Commercial Buildings." A draft of the report was sent to the full Consortium and will be discussed at the Nov. 12th meeting. Nancy Anderson, Executive Director of the Sallan Foundation and a member of the Working Group, has generously offered to feature the finished report on the Sallan website; other publication avenues are currently being explored.

You may download a draft of the paper at the Lab's website, via the Stakeholder Consortium page: <http://www.cunyurbansystems.org/pages/building-performance-lab/stakeholder-consortium/finance-working-group.php>

Welcoming a New Sponsor of the Intern Energy Program



This fall, the Lab has been inundated with applications for high-performance building internships from CUNY students. We've placed thirteen interns with employers in the sustainable real estate sector and with the Lab.

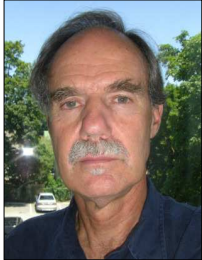
We're pleased to welcome Vornado Realty Trust as a new sponsor of the Intern Energy Program, joining Time Equities and Bright Power. Suki Paciorek, Vornado's Energy & Sustainability Program Director, is supervising two Baruch MBA candidates who are tasked with helping to roll out the company's new Energy Information Portal system for tenants.

Other interns are working on a range of projects, including renovations at the International Union of Operating Engineers Local 94 Training Center, benchmarking and analyzing energy data for the NYC Dept. of Education, and designing green roofs for Sustainable South Bronx's Smart Roofs program. Several students are conducting research projects directed by the Lab, including a study on indoor environmental air quality, technology, and worker productivity at Baruch College. Two interns are developing the Lab's building energy modeling and simulation facilities.

As always, we're grateful to our sponsors and supporters, primarily NYSERDA and the CUNY Workforce Development Initiative, and we're proud to help shape the city's future green workforce.

The Continuing Education Program

The Lab's Continuing Education Program has grown by leaps and bounds since 2007, when Lab Director Michael Bobker taught Introduction to High-Performance Buildings, the first course of its kind at CUNY's Murphy Center for Labor Education. This year, the Lab, offered two courses per semester (Spring and Fall), and has plans to extend the program into 2010. We couldn't do it without the generous support of NYSERDA, the CUNY School of Professional Studies, and participating organizations: Vornado Realty Trust, Cushman Wakefield, the International Union of Operating Engineers Local 94, and the NYC Department of Citywide Administrative Services.



Dakers Gowans

The courses, Principles of Energy Management and Building Systems, prepare operating engineers from participating organizations to manage mechanical and electrical systems for higher energy efficiency. Upon completion, students are qualified to receive the nationally recognized Building Operator Certification (BOC).

With the support of the EPA Region 2 and in partnership with the Newman Real Estate Institute, we're developing online resources that will enrich the classroom experience and provide an introduction to the material for anyone interested in greening their building operations. Over the next six months, we'll continue to expand the NYC Building Performance Website with input from course teachers and students. Our ultimate goal is an online learning environment that is accessible and informative to building operators and property managers at a variety of skill levels.

Continuing Education courses are taught by Michael Bobker and four practicing professionals who bring real-world perspective and experience. Lou Rugulo, a Professional Engineer specializing in energy analysis of mechanical and electrical systems, has a long-term relationship with the Lab, having been a mentor to interns and an instructor for several years. Dakers Gowans, a Professional Engineer with a specialization in Measurement and Verification of energy savings, has taught with the Lab since Spring 2009.



Lou Rugulo



Zach Stern



Alice Cook

New to the program are Zach Cook Stern and Alice Cook. Mr. Stern is a controls engineer and LEED Accredited Professional who comes to CUNY's BOC courses with a long history of teaching energy management and controls at the Local 94 Training Center. Ms. Cook, Director of Sustainability for Time Equities and a LEED Accredited Professional, joined us this fall to co-teach a course with Michael Bobker. She has a long-standing relationship with the Lab as a member of the Consortium and having supervised several interns over the past two years.

Save the Date: Legally Green, a Sustainability Shoptalk Series Event



The Newman Real Estate Institute, in partnership with the Sallan Foundation, is presenting Legally Green: What You Need To Know about Your Property and the GREENER, Greater Buildings Plan, part of the Institute's popular Sustainability Shoptalk Series. The seminar will be held on Thursday, Dec. 3rd, 8:30 am - 11:30 am, at the William and Anita Newman Conference Center (151 East 25th St., Room 750).

Panelists will include Michael Bobker and members of the Consortium: Nancy Anderson, Executive Director of the Sallan Foundation, Rohit Aggarwala, Director of the NYC Mayor's Office of Long Term Planning & Sustainability, Alice Cook, Director of Sustainability at Times Equities, Inc., and Adam Hinge, Managing Director of Sustainable Energy Partnerships.

The conference is free. Find a link to more information and a registration form on the Newman Real Estate Institute

homepage, www.zicklin.baruch.cuny.edu/newman