



**The Daylight
Savings Company**

NYC LL87

A Road Map for Quick and Cost-Efficient Compliance



March 19th, 2014



(800) 337-2192 www.daylightsavings.us



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Agenda

- Overview of The Daylight Savings Company
- Benefits of LL87 and LL84 Compliance.
- Streamlining the LL87 process
 - Overview of the required ASHRAE Level II Audit and RCx services
 - How the audit and RCx services save you money
 - How to obtain the best and most cost effective services
- Resources for assistance and funding
 - NYSERDA
 - Con Edison's C & I Program
- Q & A



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Our Company

- The Daylight Savings Company
Award winning energy efficiency engineering, **since 1991.**
- We provide services for **compliance needs**
NYC LL87, NYC LL84, HUD, Enterprise Green Communities, eQUEST Modeling
- We provide **funded services**
Small Commercial Energy Efficiency Program, FlexTech, MPP
- We provide **general energy services**
Preliminary Analysis, Investment Grade Audits, RCx
- Our Markets: Commercial, Industrial, Multifamily, Healthcare, Educational, Manufacturing
- **Existing Buildings AND New Construction**



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Qualifications

- Providing energy efficiency services for 23 years
 - Completed over 10,000 studies
- NYSERDA
 - Exclusive energy auditor for small business and NFP
 - FlexTech Contractor
- NYSERDA Multifamily Partner
 - most accurate energy savings projections
- NJ P4P Partner
- Con Edison's Commercial & Industrial (C & I) Partner
- Provided services for nationwide locations and federal government campuses



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The Daylight Savings Company Team

- Experienced auditors with CEM, MFBA and BPI certification
- Professional Engineers (PE)
- LEED-AP
- Existing Building Commissioning Professionals (EBCP)





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Greener, Greater Buildings Plan

What you have to do:	What is the value to you:
LL84 Energy and Water Use Benchmarking	

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STATEMENT OF ENERGY PERFORMANCE Sample-Multifamily

Building ID: 3095886
For 12-month Period Ending: December 31, 2010¹
Date SEP becomes ineligible: N/A

*Example of a typical
Energy Star Statement
of Energy Performance.*

Shows Energy Intensity.

Facility Sample-Multifamily 123 Main Street New York, NY 10001	Facility Owner N/A
Year Built: 1950 Gross Floor Area (ft²): 196,000	
Energy Performance Rating² (1-100): N/A	
Site Energy Use Summary³	
Electricity - Grid Purchase (kBtu)	2,927,155
Fuel Oil (No. 5 and No. 6) (kBtu)	10,226,898
Natural Gas (kBtu) ⁴	319,288
Total Energy (kBtu)	13,473,341
Energy Intensity⁴	
Site (kBtu/ft ² /yr)	69
Source (kBtu/ft ² /yr)	104
Emissions (based on site energy use)	
Greenhouse Gas Emissions (MtCO ₂ e/year)	1,102



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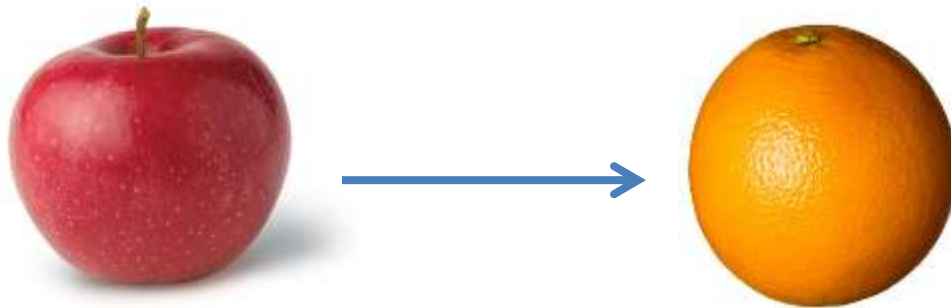
Greener, Greater Buildings Plan

What you have to do:	What is the value to you:
LL84 Energy and Water Use Benchmarking	<ul style="list-style-type: none">• Anomaly correction.• Continuous reduction of energy use due to annual evaluation.



Does it benefit you to compare to other buildings?

- Complicated (many variables between buildings)



Use to compare to prior years' data.

- Provides weather-corrected comparisons.
- Verifies savings from implemented energy conservation measures.
- Identifies changes in annual energy use.
- Identifies “free” energy conservation measures that occurred “by accident”.



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Greener, Greater Buildings Plan

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LL87 Energy Audit	



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Energy Audit

- The level of detail is mostly prescribed. Use the remaining latitude to ensure you receive a usable deliverable. Add any specific areas of need for your building. Don't settle for the "bare minimum". Pay for something that will save money year after year.
- Prioritize capital projects:
 - Keep projects "shovel ready" in case emergency situations dictate an immediate installation (e.g. boiler failure).





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Greener, Greater Buildings Plan

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LL87 Energy Audit	<ul style="list-style-type: none">• Increased NOI
LL87 RCx	



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What is RCx?

Retro-Commissioning of Existing Buildings (RCX-EB)

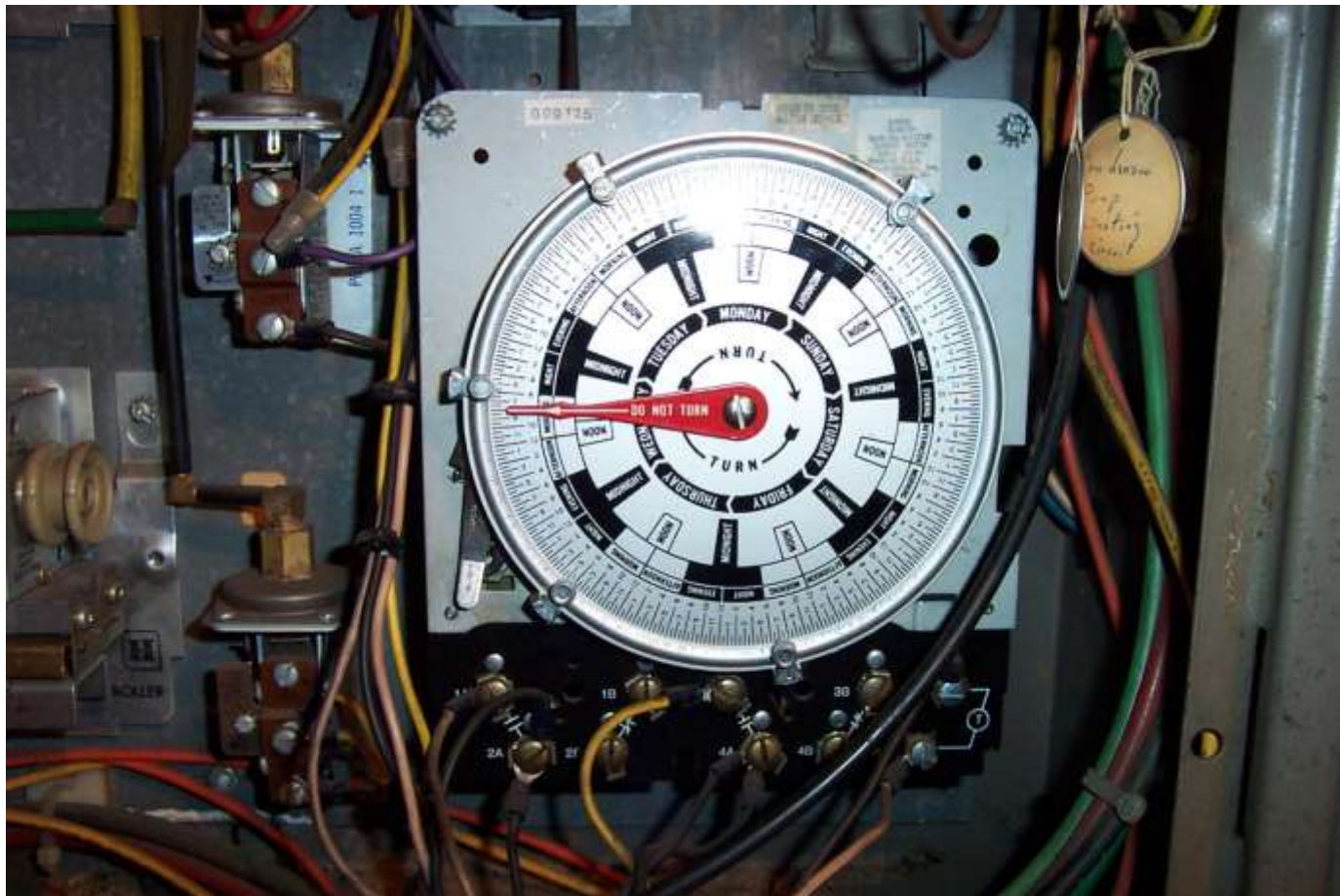
A process of evaluating, testing, adjusting and correcting building systems to:

1. Meet the current facility requirements;
2. Improve comfort;
3. Improve environmental quality;
4. Optimize energy conservation.



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What is RCx?





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What is RCx? (a clarification of the definition)

Retro-Commissioning of Existing Buildings (RCX-EB)

A process of evaluating, testing, adjusting and correcting building systems so you:

- Don't spend unnecessary money on energy costs;
- Reduce your PM costs;
- Prolong your building's equipment life.



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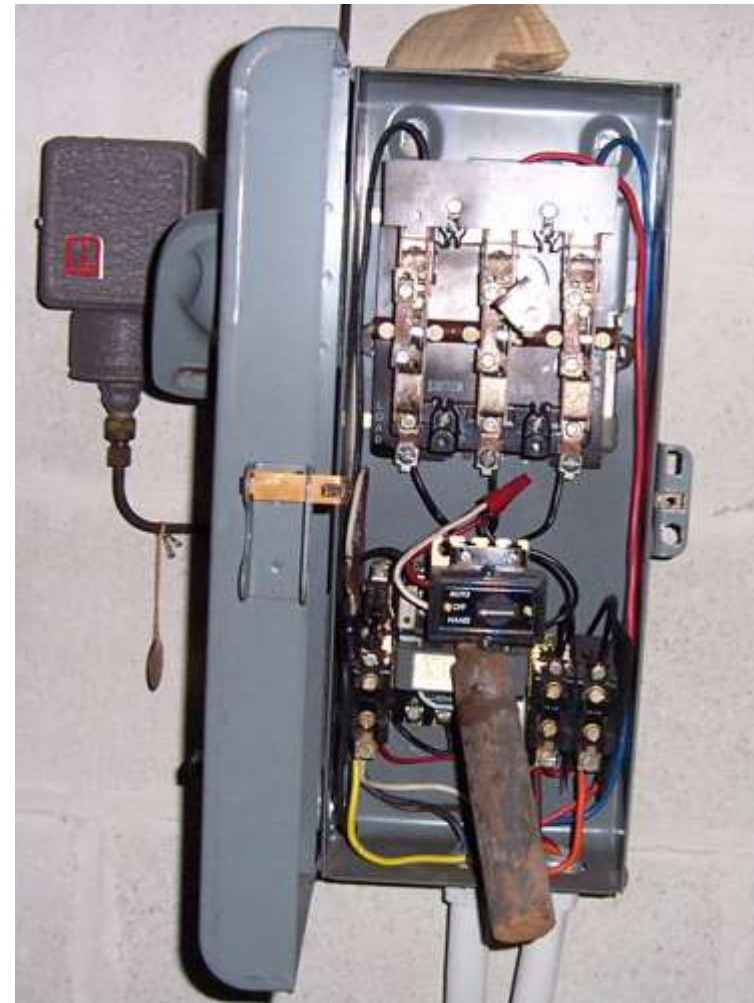




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What is RCx?

- Typical measures:
 - AHU timeclock/EMS control re-connect.
 - AHU OA damper actuator replace.
 - Filter replace (or “place”).
 - Belt replace (or “place”).
 - Turn exhaust fan back on.
 - Add missing “off” pins to timeclocks.
 - Repair ductwork hole.
 - Repair/replace leaking vibration dampener.
 - Program/re-program the building controls.
 - Remove broomstick from the motor controller.





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Greener, Greater Buildings Plan

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LL87 Energy Audit	<ul style="list-style-type: none">• Increased NOI
LL87 RCx	<ul style="list-style-type: none">• Increased NOI



How to obtain the best and most cost effective services

What to do:	Why you should do it:
Start early	Two seasons of testing are required and there needs to be time for corrections and retesting. Q1-Q2 is the prime schedule.
Use an experienced, vigilant company	The work will be examined for compliance for ten years. Compliance work is not conducive to “lowest bidder” solicitations. Loosely interpreting the law and rules to cut costs is bad business. A company that has an ongoing relationship with the DOB regarding LL87 will ensure a higher level of compliance durability.
Prepare for LL87	More preparation will reduce costs and the time needed for the RCx process: <ul style="list-style-type: none">• assemble maintenance logs, records and plans,• locate equipment lists, operation manuals and sequences,• tune up prior to the site visit, especially items requiring sampling.
Expedite the RCx process	A streamlined RCx process will reduce costs and time burdens: <ul style="list-style-type: none">• correct deficiencies in a responsive manner,• manage contractors so they coordinate across disciplines.
Plan extra time	Certain deficiencies require more time to fix. If you are to use a funding source, the entity will need processing time.



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Funding Opportunities

- NYSERDA
 - FlexTech
 - Multifamily Performance Program (MPP)
- Con Edison's Commercial & Industrial (C & I) Program



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