WHAT WE MEASURE WHY IT MATTERS



by the NORTHEAST SUSTAINABLE ENERGY ASSOCIATION with **GreenHome**NYC

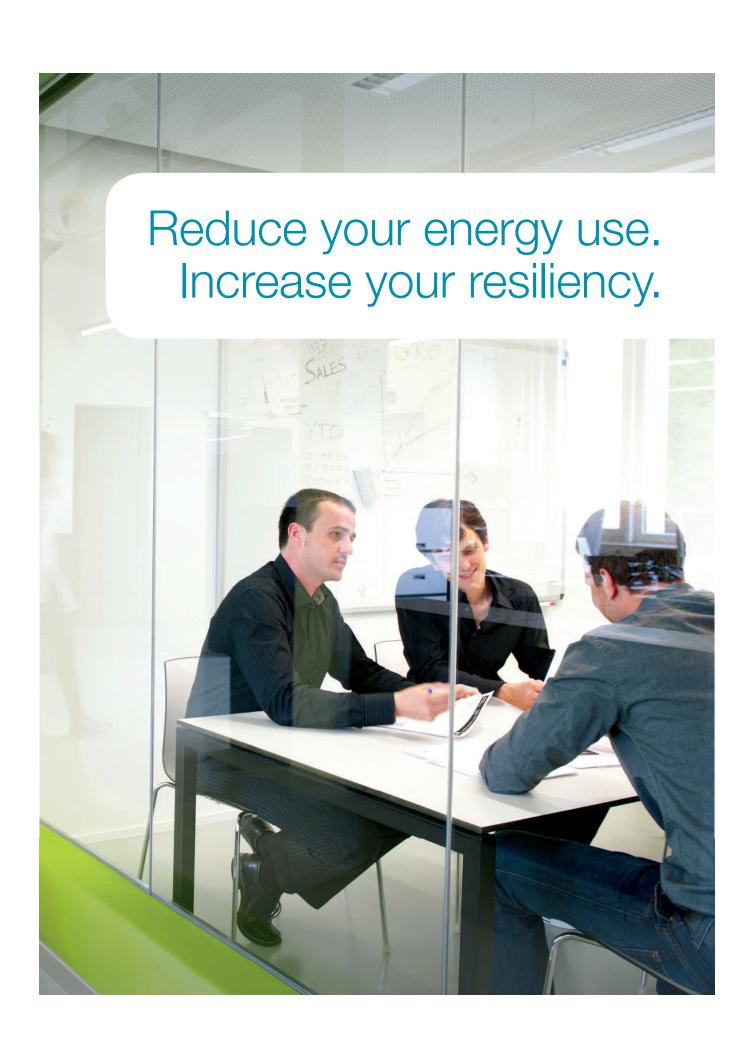
OCTOBER 16, 2014
TIME & LIFE CONFERENCE CENTER 2ND AND 8TH FLOOR
1271 AVENUE OF THE AMERICAS BETWEEN 50TH AND 51ST

CONFERENCE PROGRAM









With the **Demand Management Program.**

THE TECHNOLOGIES AND INCENTIVES YOU NEED TO IMPROVE OPERATIONAL EFFICIENCIES

Con Edison and the New York State Energy Research and Development Authority (NYSERDA) are currently offering a one-of-a-kind, limited-time energy management opportunity for businesses and institutions looking to increase their resiliency.

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Everyone at NESEA speaks my language.

-Caitriona Cooke, Program Director,

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NESEA has always been a resource for deepening my technical skills.

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WELCOME TO BUILDINGENERGY NYC

What we measure. Why it matters.



Why isn't every building in NYC minimizing energy usage? Why isn't more renewable energy produced right where it's being used? Balancing our energy use is the most effective strategy for ensuring our city's long-term sustainability. Amazingly, achieving environmental benefits actually reduces costs to building owners and increases occupant comfort.

During recent climate events in NYC, Mayor de Blasio announced a sweeping Green Buildings plan to invest in retrofitting 3,000+ public buildings and a Retrofit Accelerator program to catalyze energy retrofitting of up to 20,000 private buildings. The plan includes installation of 100 MW of PV on city-owned rooftops, and will spur the development of more than 250MW of private solar generation across the city, all within the next decade.

We're glad you've come to meet and learn from professionals with the expertise to achieve those bold goals. Our speakers have designed, developed, financed, built, renovated, ventilated, heated, cooled, lit, audited, and monitored hundreds of millions of square feet of residential, multi family, commercial, and

institutional buildings. They have installed and tested innovative new technologies, from LEDs (to really change those lightbulbs) to CHP (combining heat and power) to BIPV (beautifully building integrated photovoltaics).

This year's BuildingEnergy NYC conference and tradeshow offers practical, hands-on solutions to challenges in every neighborhood, borough, and region of the NYC metro area. We're proud to have the depth of speakers presenting, sharing, teaching and answering questions. Thanks for joining us!

—Heather Nolen and Amelia Amon Conference Co-Chairs





Put the conference in your pocket. Get the app through Guidebook. Build your schedule, rate speakers, share pictures and more. guidebook.com/g/BENYC14

SCHEDULE

Track 1: Big Cities, Big Ideas

Track 2: Energy Systems & Advanced Technologies

Track 3: Small Buildings

Track 4: Alternatives & Distributed Generation

Track 5: Building Solutions: Multifamily

Track 6: Building Solutions: Commercial & Institutional

7:00am-8:00am 2nd & 8th Floor Registration, Coffee and Exhibits

8:00am-8:30am Auditorium Welcome: Jennifer Marrapese, NESEA; Rebecca Craft, Con Edison

8:30am-10:00am

Aud	Track 1	Energy, Climate Change, & Resilience: NYC Strategies
8A	Track 2	Multifamily Ventilation 302
TLCC2	Track 3	Small Commercial Retrofits: Utility & Public Financing
TLCC1	Track 4	BIPV: Beauty & Power
8B	Track 5	Portfolio Analysis. How To Look At O&M In A Whole New Way, With Big Savings Potential
8C	Track 6	Higher Education: What You Can Learn

10:30am-10:30am 2nd & 8th Floor Exhibits and Networking

10:30am-12:00pm

Aud	Track 1	Turning Big Ideas Into Reality
8C	Track 2	LEDs & Beyond: The Best & Brightest
8A	Track 3	How To Build A Passive House: The Building Science, Real-World Implementation & Occupancy
TLCC2	Track 4	Solar Thermal Now: Clean Comfort, Return On Investment
8B	Track 5	Doin' It Well—Retrofits, That Is
TLCC1	Track 6	Commercial Office Buildings: How to Increase Your Building's Potential

12:00pm-1:30pm 8th Floor Lunch, Exhibits and Networking

12:45pm-1:15pm Auditorium Lunch Session: Michael Colgrove, NYSERDA; John Lee NYC Mayor's Office

1:30pm-3:00pm

8A	Track 1	Big Ideas, Smart Buildings
Aud	Track 2	Do Green Buildings Use More Energy?
TLCC1	Track 3	Rebuilding Neighborhoods After Sandy
8B	Track 4	Commercial Buildings As Virtual Power Plants
8C	Track 5	Leverage Your Retrofit. Everything Your Auditor Told You & More
TLCC2	Track 6	Hotels: What Label Fits & How To Achieve It

3:00pm-3:30pm 2nd & 8th Floor Exhibits and Networking

3:30pm-5:00pm

TLCC1	Track 1	Integrated Energy Efficiency Policies In Three Leading Northeastern Cities
Aud	Track 2	Back-Up Power, Yet Another Reason To Explore CHP
8B	Track 3	Building Net Zero Homes: Lessons Learned
8A	Track 4	Solar In The City
8C	Track 5	Push it to the Limit: Passive House and Living Building Challenge
TLCC2	Track 6	Healthcare: How To Create The Healthiest Buildings

5:00pm-6:00pm 8th Floor Networking Reception and Exhibits



Back-Up Power, Yet Another Reason To Explore CHP

3:30pm, Auditorium

Combined Heat and Power is an efficient, clean, and reliable technology, which simultaneously generates power and thermal energy from a single fuel source. With the installation of synchronous CHP systems, also referred to as "islanding capable," facilities are able to continue operating in the event of a power grid failure supporting their priority loads as well as continuing to supply heat and hot water. The advantage of these synchronous systems is that a facility can have both daily energy savings and back up power when needed.

Davetta Thacher, NYSERDA; John **Reilly**, Fordham Bedford Housing Corporation; Dale Desmarais, Aegis Energy Services; Michael Bobker, **CUNY**









Big Ideas, Smart Buildings 1:30pm, Room 8A

This panel will explore methodologies of extracting data from buildings, portfolios and large databases to drive energy efficiency projects. There will be case studies on reviewing building performance

and utility programs, how to analyze building performance with occupancy trends and trend data to affect daily operations and what tools are available to help you analyze buildings based on data available. We will do an overview of a program we're running using utility incentive funds to perform assessments on our buildings. Nicole Ceci will be on the panel to discuss the LL84 data analysis and NYCEEC benchmarking analysis tool she developed.

Moderator: *Eric Duchon*, Cushman & Wakefield; Nicole Ceci, Steven Winter Associates, Inc.; Michael Rudin, DiBoss; Elena Alschuler, Department of Energy









BIPV: Beauty and Power

8:30am, Room TLCC1

Millions are spent on impressive building facades, day-lit atriums, and panoramic windows, without any power production, incentives, or payback. Thanks to new technologies and brilliant design, incorporating photovoltaics into building features is cost effective and aesthetically appealing. Our speakers will demonstrate how to include solar power in all new buildings and exterior renovations.

Anthony O. Pereira, altPOWER; Lucie **Dupas**, Bright Power; **Diego Cuevas-Gòmez**, Onyx Solar Energy











3:30pm, Room 8B

Net-Zero Energy Homes are no longer a futuristic concept. Companies around the tri-state region have completed NZEHs. This session will discuss the design and engineering parameters, construction techniques, challenges, and lessons learned from the construction of these homes. It will also provide a case study of seven of the homes. The presenters will be sharing insights from their roles as a production builder and Energy Rater, including: a review of the design parameters, construction of high performance building enclosures, installation of ground-source heat pumps and navigating performance standards. Energy-use data monitoring will be presented as part of the session.

Anthony Aebi, Greenhill Contracting; Paul Castrucci, Architect; Pasquale **Strocchia**, Integral Building and Design

















Commercial Buildings As Virtual Power Plants

1:30pm, Room 8B

The transformation of select NYC buildings into virtual power plants capable of load curtailments on demand to meet the rising issue of peak demand management is a significant opportunity to strengthen resiliency and increase net operating income. To achieve the pledged peak reduction within the current timeline and utilize NYSERDA/ Con Ed incentive dollars requires the adoption of consumer sided energy solutions that address peak demand usage. These customer-side solutions will rely primarily on three energy asset categories: HVAC systems, distributed generation, distributed storage. This presentation will review best use-case scenarios with cost/benefit analysis for each asset category listed above. H.G. Chissell, Viridity Energy; Evan Berger, Calmac Manufacturing Corporation; **Jim McDonald**, Miratech; Bill Radvak, American Vanadium











Commercial Office Buildings: How to Increase Your Building's Potential

10:30am, Room TLCC1

This session will present bestin-practice retrofits. There will be case studies on the chiller retrofit project at the Time & Life Building by the installation partner along with the incentives available for the project. Tim Lynch will present on how to achieve major savings in Class B and C buildings through controls and what incentives are available to help with the financing of those projects. Andrew Cooke will discuss the portfolio-wide strategies that Hines has implemented to achieve significant energy and O&M savings in their NYC buildings. The panel will also provide details on current incentives, how to approach portfolios of buildings for energy savings and what are some of the remaining challenges to developing and retrofitting high efficiency buildings, including tenant practices, facing building owners and managers. Jonathan Flaherty, Tishman Speyer; Timothy P. Lynch, Pepco Controls; David Pospisil, Con Edison; Andrew Cooke, Hines; Eric Toback, Optimum Energy











Do Green Buildings Use More Energy?

1:30pm, Auditorium

With New York City's energy benchmarking and disclosure law now providing a wealth of data about the energy use of large buildings in NYC, it has become more evident that some LEED-certified buildings use more energy than typical buildings of similar size and age. But these green buildings often also provide additional services like on-site black water re-use, conditioned ducted make-up air, and humidification/dehumidification to improve indoor air quality and local water resources. This session will review available data and information about energy use profiles of some of the green buildings, and the implications of the results.

Moderator: Luke Falk, Related; **Adam Hinge**, Sustainable Energy Partnerships; Adrian Tuluca, Vidaris













Doin' It Well—Retrofits, That Is

10:30am, Room 8B

Using real, NYC examples, this session highlights numerous types of multifamily retrofits, from big to small, incentive focused to bottom line driven. Attendees will hear from auditors, implementers, and owners on their retrofit processes, challenges, and successes, with special attention paid to how these projects were financed. The panel will discuss the importance of ventilation, air sealing, water efficiency, and the steps taken to realize savings.

Dan Rieber, NMIC; David Davenport, Urban Greenfit, LLC; Marc Zuluaga, Steven Winter Associates











Energy, Climate Change, And Resilience: NYC Strategies

8:30am, Auditorium

Climate change constitutes a threat to civilization, and our responses to date have been far too modest. The NYC building sector is currently responsible for 75% of the city's GHG emissions. NYC can lower energy use in its building sector by over 60% using technologies available today, including the elimination of fuel combustion. Further, in response to Hurricane Sandy, there have been number of competitions including REBUILD BY DESIGN and FarRock that have looked at new and Innovative technologies to deal with resiliency. The panel will discuss what seems to be working, and what is not working. Richard Leigh, Urban Green Council; **Mark Ginsberg**, Curtis + Ginsberg Architects; Laura Starr, Starr







Whitehouse Landscape Architects and Planners LLC













3:30pm, Room TLCC2

This session will first discuss the internal commissioning group developed at NY Presbyterian and how it is has benefited hospital operations and reduced costs. Then a detailed case study will be presented on how Beth Israel Brooklyn accomplished a major retrofit including implementation of CHP and utilization of incentives to achieve an annual cost savings or \$570,000.

Saverio Grosso, Eneractive Solutions; Joe Lorino, NY Presbyterian; Nat **DiDonato**, Luthin Associates; **Tamar** Chicavich, NYSERDA











Higher Education: What You Can Learn

8:30am, Room 8C

This panel will be an in-depth look at New York University and St. John's University, and how they worked with the Mayor's Office of Long-Term Planning and Sustainability to achieve significant carbon savings through a variety of projects at their campuses. Jenna Tatum, who is responsible for managing the NYC Carbon Challenge program, a voluntary program for the city's universities, hospitals, commercial offices, and multifamily buildings to reduce emissions by 30% in ten years, will moderate while each university will present on projects and obstacles they overcame to reach their targets. **Jenna Tatum**, NYC Carbon Challenge Coordinator, NYC Mayor's Office

of Long-Term Planning and Sustainability; John Bradley, NYU; Tom Goldsmith, St. John's University; Brian Smyser, NYSERDA









Hotels: What Label Fits And How To Achieve It

1:30pm, Room TLCC2

This session will present real-world renovations and new construction practices that have resulted in more cost-effective operations, better guest experiences and higher rates for hotel rooms. The focus will be on how sustainability standards integrated with energy efficiency strategies result in a better guest experience and higher payback for hotels.

Moderator: Lauren Brust, Steven Winter Associates; Jessica Cooper, Delos Living; Hervé Houdré, Intercontinental Hotels











How To Build A Passive House: The Building Science, Real-World Implementation And Occupancy

10:30am, Room 8A

Passive House buildings have a reputation for super energy efficiency, occupant comfort and indoor air quality, while providing resilience and affordability. How is this possible? Find out with this comprehensive yet detailed overview that demonstrates: the five principles of Passive House, design and construction planning considerations, real-world implementation of the methodology—with examples from new and retrofit construction in the New York area—as well as

commissioning, monitoring and occupant interface.

Adam Romano, Association for Energy Affordability; Cramer Silkworth, Baukraft Engineering; Kevin Brennan, Association for Energy Affordability











Integrated Energy Efficiency Policies In Three Leading Northeastern Cities

3:30pm, Room TLCC1

Government leaders from three Northeastern cities will discuss the integrated policies they have implemented to scale up energy efficiency in the largest public and private sector buildings in their cities. New York City has pioneered energy efficiency policies and continues to track, report and analyze data from their suite of ordinances and can discuss what's next. The cities of Philadelphia and Boston are participants in the City Energy Project, a national initiative to create healthier and more prosperous American cities by improving the energy efficiency of existing buildings, and can share the work being done in their cities.

Moderator: Laurie Kerr, NRDC; John **Lee**, NYC City Hall; **Brad Swing**, City of Boston; Alex Dews, City of Philadephia









LEDs And Beyond: The Best **And Brightest**

10:30am, Room 8C

We now have efficient lighting products with excellent quality. In addition, the integration of active lighting and passive lighting techniques (daylighting) have proven to be cost effective, sustainable and harmonious with human visual needs. This









session will provide important information for building owners and managers, energy efficiency and environmental consultants, financial officers, engineers. architects, students and anyone else that switches lights on and off on a regular basis. Mark Loeffler, Atelier Ten; Pat Sapinsley, Watt Not/Build Efficiently, LLC; Richard Yancey, Green Light New York; Dan Rogers, NYSERDA/ICFI













Leverage Your Retrofit. **Everything Your Auditor** Told You And More

1:30pm, Room 8C

Far too often, once a contractor is out of the building, we think the job is completed. In this session, hear from a skilled trainer and a veteran engineer, why what happens after the work is completed can be the most influential component in realizing predicted savings. You'll learn how educating residents and operation staff can increase efficiency, comfort, and the ability to comply with new standards. In addition, hear how involving a retro-commissioning agent in conjunction with education can maximize savings opportunities and ensure all of your equipment is working at peak performance.

Erica Brabon, Steven Winter Associates; **Asit Patel**, ANP Energy Consulting Services Corp.











Multifamily Ventilation 302

8:30am, Room 8A

Central ventilation systems in multifamily buildings are a vital building system that often compromises overall building performance. Correcting ventilation problems can produce significant energy savings in multifamily buildings while also improving occupant comfort and health. Central ventilation system restoration is an emerging energy retrofit that has had its bumps along the way. This session explores the lessons learned from projects that encountered a variety of design and implementation problems along the way, but ultimately achieved good performance results. Thomas Holmes, Remediation

Specialists, Inc.; Davidge Warfield, Consolidated Environmental, Inc.











Portfolio Analysis. How To Look At O&M In A Whole New Way, With Big Savings Potential

8:30am, Room 8B

In this session, learn how changing the way you look can have a big impact on your bottom line. Understand why "knowing" your equipment and your numbers can be the best first step for a building owner. Hear from a building owner who revised her internal processes and protocols to realize tangible operating and energy savings. A technical team member will walk you through how to review your energy consumption on a monthly basis. The audience will see the actual payoff when an owner and energy team work together to realize actual savings through portfolio analysis. **Samantha Schoenberger**, Selfhelp Community Services Inc.; Jon Braman, **Bright Power**













Push it to the Limit: Passive House and Living Building Challenge

3:30pm, 8C

What's hot today could be lukewarm tomorrow. Stay ahead of the tides of change with tips from a Passive House pro and the low down on Living Buildings from a program ace. Chris Benedict will show you the new strategies she is incorporating in her affordable housing projects, the results she is seeing and what limits she is pushing on her new passive house multifamily projects in NYC. Next up is Casey Cullen, Living Building Challenge Ambassador, who will walk us through LBC's methodology requirements, and detail the successes the program has had in multifamily buildings around the country. Chris Benedict, RA; Casey Cullen, Living Building Challenge











1:30pm, Room TLCC1

Neighborhoods devastated by Hurricane Sandy in two areas, Staten Island (Midland Beach, Ocean Breeze, Oakwood Beach, and Dongan Hills) and Far Rockaway, need completely different types of resilience: one housing construction, and one, housing and complete infrastructure rebuilding. This session will feature experts working in both neighborhoods to explain their recovery experiences and plans. Moderator: Mark Ginsberg, Curtis + Ginsberg Architects; Steve Bluestone, The Bluestone Organization; Katrin Klingenberg, PHIUS; Walter Meyer, ASLA/Columbia University



















Small Commercial Retrofits: Utility And Public Financing

8:30am, Room TLCC2

The commercial sector is a tough nut to crack, particularly small commercial. Prescriptive utility programs offer incentives ranging from 10 to 100% depending upon the service territory and load pockets; meanwhile, states and municipalities are offering financing though Property Assessed Clean Energy (PACE), where energy retrofits are financed through increased property taxes. Listen to presentations from two different programs, their success rates, savings numbers, and projections for the future.

Rachel Seraspe, Willdan; Genevieve Sherman, CEFIA









Solar In The City

3:30pm, Room 8A

Let's step outside the building to see where solar really shines. When skillfully integrated into the built environment, photovoltaics can be used to shade parking lots, divert storm-water, provide clear LED and emergency lighting, and charge electric vehicles or personal devices.

Local solar supplies power right where it's needed, either connected to the grid to reduce peak demand utility costs and distribution losses or in off-grid applications that avoid costly, disruptive trenching. What other energy source is so well-adapted for creatively enlivening public space?

Laurence Mackler, Solaire Generation; Ilze Greene, Solar One Solutions; Mark **Prommel**. Pensa











Solar Thermal Now: Clean Comfort, Return On Investment

10:30am, Room TLCC2

Solar thermal systems, used to heat water and interior space, work particularly well in urban areas where roof space is limited and the building occupancy load is substantial. With high efficiencies, good incentives, and favorable ROI, today's systems displace traditional fuels such as oil and natural gas, providing a clean safe energy source while locking in long-term energy costs. Systems now have remote monitoring capabilities, so owners and installers/servicers can easily manage equipment,

reducing O&M costs. The session will cover planning, incentives, financing, installation, monitoring, operations and maintenance. We'll explain matching supply and demand, types of solar thermal technologies, along with the unique challenges of NYC construction.

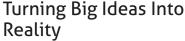
Henry Vandermark, Solar Wave Energy, Inc.; **Douglas Falkenburg**, Ely Solar; Jessica Baldwin, Solar Plumbing Design Inc;











10:30am, Auditorium

Listen to these three real estate sustainability leaders talk about the projects that most interest them and how they help bring New York's big sustainability ideas to reality by implementing them first in their own portfolios. Moderator: **Andrea Mancino**, Bright Power; Charlotte Matthews, Related; Suki Paciorek, Vornado Realty Trust; **Dana Schneider**, Jones, Lang, Lasalle

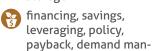








efficiency, energy use, backup power, virtual power plants, combined heat and power (cogeneration), building integrated photovoltaics, distributed generation, net-zero, solar, solar thermal, peak demand, city energy, distributed storage



agement, incentives, real estate, portfolio analysis, property assessed clean energy (PACE)



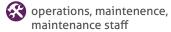


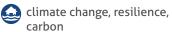
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12 Plains Rd. #322 Essex, CT 06426 Booth #2-03 amerienergygroup.com

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B2B Demand

623 Eagle Rock Ave. S-283 West Orange, NJ 07052 Booth #8-24 b2bdemand.com

Bieber Architectural Windows

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Cembra Inc.

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Clean Energy Finance and **Investment Authority** (CEFIA)

845 Brook St. Rocky Hill, CT 06067 Booth #8-03 ctcleanenergy.com

Co-Energy America

156 Milford St. Upton, MA 1568 Booth #2-09 coenergyamerica.com

Con Edison Green Team

4 Irving Pl. New York, NY 10333 Booth #8-18 coned.com

Con Edison Solutions

100 Summit Lake Dr. Ste. 410 Valhalla, NY 10595 Booth #8-14 conedsolutions.com

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96-59-222nd St. Queens Village, NY 11429-1313 Booth #2-04 donnellymech.com

40 Washington St. Westborough, MA 01581 Booth #8-25 efi.org

Evolve Technologies

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Green Star Energy Solutions

483 Federal Rd. Brookfield, CT 06804 Booth #8-02 gogreenstar.com

Grundfos

17100 W. 118th Ter. Olathe, KS 66061 Booth #8-10 us.grundfos.com

Heat Timer Corporation

20 New Dutch Ln. Fairfield, NJ 07004 Booth #8-22 heat-timer.com

Intus Windows

1042 Wisconsin Ave. NW, 2nd Fl. Washington, DC 20007 Booth #8-11 intuswindows.com

Johnson Controls

60 E 42 St. 29th Fl. New York, NY 10165 Booth #2-02 johnsoncontrols.com/ demandresponse

National Grid

1 MetroTech Cen. Brooklyn, NY 11201 Booth #8-20 nationalgrid.com

New York City Energy Efficiency Coorporation (NYCEEC)

1359 Broadway, 19th Fl. New York, NY 10018 Booth #2-05 nyceec.com

NY Passive House Inc.

12 West 27th St. 17th Fl. New York, NY 10001 Booth #2-01 nypassivehouse.org

NYC Department of Environmental Protection

59-17 Junction Blvd. 11th Fl. Flushing, NY 11373 Booth #2-06 nyc.gov/dep

The New York State Energy Research and Development Authority (NYSERDA)

17 Columbia Cir. Albany, NY 12203 Booth #8-19 nyserda.ny.gov

Northeast Sustainable Energy Association

50 Miles St. Greenfield MA 01301 Booth #2-10 nesea.org

Pepco

561 Acorn St. Ste. H Deer Park, NY 11729 Booth #8-17 pepco.com

Prosoco

3741 Greenway Cir. Lawrence, KS 66046 Booth #8-04 prosoco.com

Quality Conservation Service, Inc. (QCS)

5678 Berkshire Valley Rd. Ste. C Oak Ridge, NJ 07438 Booth #8-23 qualityconservationservices.com

Shannon NRG–Division of NRG Resources

21 Apache Dr. Brookfield, CT 06804 Booth #8-08 shannonnrg.net

Siga Cover

8001 Irvine Dr. Irvine, CA 92618 Booth #8-12 sigacover.com

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Tecogen Inc.

45 First Ave. Waltham, MA 02451 Booth #2-08 tecogen.com

Tremco Barrier Solutions

12 Domenica Rd. Walpole, MA 02081 Booth #8-06 tremcobarriersolutions.com

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540 Portsmouth Rd. Greenland, NH 03840 Booth #8-16 zehnderamerica.com



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