

May 2013

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Cooling Season begins May 29th

This City's 2013 air-conditioning season runs **May 29 through September 24**. Usage before May 29 or after September 24 may result in an electrical demand charge for which funding has not been budgeted. To keep energy costs down, please ensure that your agency's facility operators Maintain temperature settings on air-conditioners at no lower than 78 degrees F. The current **Cooling Season Guidelines** can be found on [DEM's website](#). Please download the guidelines and distribute them throughout all your facilities. As always, use your best judgment when following these guidelines as the health and safety of your building occupants should be prioritized.

2012 Benchmarking Progress

The deadline for compliance with LL84 of 2009 was officially extended until May 31, 2013 due to technical difficulties the U.S. Environmental Protection Agency's (EPA) website has been experiencing since April 28. However, DEM had completed the process to benchmark all City buildings covered by LL84 (2009) for calendar year 2012. Once Portfolio Manager is back on-line, you will be able to login to your agency's account to review benchmarking results for 2012, verify building characteristics, retrieve current and historical energy performance scores and Energy Use Intensity (EUI), check if your buildings are eligible for the Energy Star Label, and run various reports to see building performance measures. If you find discrepancies between Portfolio Manager and your agency records in building use, gross square footage, year built, address, or other attributes, please report it to DEM. The contact person for all Portfolio Manager issues, including login and password for your agency's Portfolio Manager account, is Val Slobodyan (vslobodyan@dcas.nyc.gov). A full report with all agency results will be posted on the Dept. of Finance's website September 1.

Upgrades to EPA's Portfolio Manager

ENERGY STAR website will launch a new version of The Portfolio Manager tool on July 10, 2013. New Portfolio Manager will have an updated user interface with a simpler functionality, easier-to-generate graphical reports, and improved sharing features. All existing data will be transferred from the old Portfolio Manager to the new system. Portfolio Manager will be unavailable from June 26 through July 9, 2013 to allow for the migration of data to the new, upgraded Portfolio Manager. Extract and print in advance all data you may need in this period, for instance, Environmental Performance and Emissions Performance reports for your agency buildings, Statement of Energy Performance and Facility Summary for buildings you will need to take a closer look.

Solar Power Purchase Agreement

On April 15, 2013, DCAS held a press event to announce that the City is on its way to tripling the amount of solar on municipal buildings through the City's first-ever Solar Power Purchase Agreement (PPA). We were joined by DM Holloway and our solar host partners at Departments of Environmental Protection, Education and Transportation. Under the PPA, the solar developer Tangent Energy Solutions, will design, install, own and operate solar arrays on the

rooftops of four City buildings and sell the solar electricity to the City. The four buildings include DEP's Port Richmond Wastewater Treatment Facility, DOT's Staten Island Ferry Maintenance Facility, and the Herbert Lehman and John F Kennedy High Schools in the Bronx. The four systems, totaling 1.85 Megawatts, will be installed by the end of 2013. In addition to improving air quality and the reliability of the electricity grid, the Solar PPA is part of larger PlaNYC efforts to reduce the City's carbon footprint, and increase usage of and support a market for renewable energy. The solar installations will produce more than 2.3 million kilowatts of electricity annually and will reduce greenhouse gas emissions by 692 metric tons per year.

Demand Response Update

Demand Response (DR) programs seek to reduce electrical consumption on peak usage days usually the hottest days during the summer months. DR pays agencies for reducing electrical load consumption and in FY2012, 20 City agencies received almost \$550,000 and curtailed over 20MW, exceeding the City's commitment. The City is currently in final contract negotiations with a new service provider who will to review the current enrolled base to identify additional DR opportunities (Summer 2013) and to identify new opportunities to increase the City's goal to 50MW.

Agencies are encouraged to develop DR protocols and document facility actions required to successfully implement DR activities in advance of a new contract. Some tips include:

- Personal behavior makes the difference
- Disconnect nonessential appliances
- Preprogram Building Management Systems energy savings strategies
- Move electrical consumption from peak demand periods to lower demand periods (i.e. early heating of domestic hot water and pre cooling of buildings)
- Chillers: pre-cool building temperature, increase temperature 5 to 7 degrees during the event to minimize compressor electrical demand
- Cooling Towers and Pumps: run at minimum speed
- Air Handlers: Minimize outside air intake during the event to reduce compressor usage (without compromising air quality)

Energy Reports Update

Please note two recent additions to energy reports available in EC3. Reports can be run by agency ELOs and agency staff whose ELOS have authorized to have access to EC3. Both reports are posted in the "Other Reports and Information Look Up" Section:

- **Minimum Demand Billing** (NYPA electric). Lists all accounts in the month with minimum demand charges. Includes the component(s) of minimum charges that apply (supply charges from NYPA and/or delivery charges from Con Ed), and the metered demand for the month. This report is posted under "Bill Detail" subhead. Use with **Fact Sheet: Minimum Demand Charges**.
- **Accounts by utility Co./Tariff class**. Enables accounts to be listed by utility and tariff class, with data exportable to Excel. This new feature should be particular useful where tariff rules affect facility management and energy costs in particular ways – for example, locations with interruptible gas accounts; or with Time of Day pricing for electric accounts. This report is posted under "Accounts List" subhead. Use with **Utility Tariff Fact Sheet** and **Utility Tariff List** under "Other."

