

OUR PROCESS FOR LOCAL LAW 87 COMPLIANCE | ASSOCIATED RENEWABLE

Associated Renewable provides premier energy efficiency services to New York City properties to ensure full compliance with **Local Law 87: Energy Audits & Retro-Commissioning**. The law was enacted in 2009 by Mayor Bloomberg and applies to a property exceeding 50,000 square feet (or, 100,000 SF for 2 or more on one lot). Our in-house energy experts and grants specialists follow the highest standards to conduct whole-building energy audits, generate energy efficiency reports & acquire funding for clients.

1 The Meeting

After you have set up an initial on-site meeting with our Energy Solutions team, we will make a presentation to your management and the Board providing an overview of LL87, discussing your facility's energy profile, reviewing energy saving opportunities backed by financial analysis. We will outline for you our comprehensive compliance program and provide written literature to guide you through the entire process.

2 Simple Site Walk-Through

After the initial meeting, our energy engineers will set a date to briefly walk through your facility and collect energy data through inspection of base building systems. The site survey will confirm building construction, level of insulation and other parameters impacting the heating and cooling load. The engineers will create a detailed inventory, including fixture count, of all electrical, mechanical & metering equipment when applicable. The site inspection will help us determine the energy consumption behavior of your building at no initial cost to you.

3 Drafting the Proposal & Contract

Now that our engineers have a preliminary assessment of your building's energy profile, we will work with you to develop a custom audit proposal and contract agreement based on the Level of audit¹. The proposal will outline

pricing, discounts, payment terms and owner's final out-of-pocket cost for LL87 compliance.

¹Local Law 87 requires a minimum of an ASHRAE (American Society of Heating, Refrigerating and Air Conditioning Engineers) Level 2 energy audit.

4 Applying for Incentives

Our grants team will simultaneously work to identify all applicable grants, rebates and incentives that will reduce the sticker price of your energy efficiency projects. As a market partner in Lockheed Martin's incentives program, Associated Renewable has access to over \$100 million in pre-approved grants and rebates, which are acquired through Con Edison.

5 The Energy Audit

If our team determines a Level 2 audit is most appropriate for your property, our energy engineers will conduct a thorough on-site evaluation of your property's base building systems including the building envelope, electrical systems, HVAC (heating, ventilation and air conditioning) systems, domestic hot water system, gas, oil and other energy sources, lighting controls and other equipment.

While a Level 2 energy audit is sufficient for LL87 audit compliance, we strongly recommend a *Level 3 audit*. Not only is the potential for identifying substantial savings greater, but more





importantly, guaranteed incentives available through utilities like Con Edison will reduce 50% of the upfront cost of a Level 3 audit.

6 **The Energy Audit Report / Energy Reduction Plan (ERP)**

After thoroughly completing the data collection & analytical phase of the Audit portion of LL87, we then move onto generating custom Energy Conservation Measures (ECMs) for your properties.

7 **Presenting the Findings**

This report allows us to present the findings of the energy audit in a way that far exceeds the law's requirements. We take pride in the high caliber of our energy professionals, which is clearly validated in the content of the report. The report includes a system-by-system whole-building analysis of energy usage, description of the building's energy profile, comparison of energy costs before and after ECMs implementation, a detailed financial ROI on all recommended reassures, a prioritized list of measures, greenhouse gas equivalency calculations, a list of all applicable incentives that are available to reduce the cost of proposed measures.

Closing of the Audit Phase

Now that you are fully equipped with all the parts that make up LL87 compliance, you are ready for the next phase of the law – Retro-commissioning.

8 **Retro-commissioning**

Retro-commissioning is the fine-tuning, testing or recalibration of antiquated energy-using systems to bring them back to their original performance levels (without installing new equipment). After our Energy Solutions team

has determined which systems need to be upgraded, you will be presented with the Retrofit plan detailing proposed measures (e.g. upgrading to a natural gas boiler from currently used heating oil or fine-tuning lighting controls). Not only does this ensure you comply fully with LL87, it increases your building's equipment life multiple fold and reduces maintenance costs.

9 **The Energy Efficiency Report**

We will file the EER with the City of New York for early compliance with Local Law 87 and manage any feedback or potential revisions received from the city.

10 **Next Steps**

Depending on your property size and number of buildings on the lot, our team typically utilizes 8-12 months to complete the entire Local Law 87 compliance process.

If you would like more information on the LL87 timeline, costs, fines and penalties or would like to request a free consultation, please contact:

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