

Making the Grade:

Park Terrace Gardens rose from C to A with these energy performance improvements.

When the energy performance of your building improves, everyone benefits. No matter what the current Building Energy Efficiency Rating is, improving your building's performance is possible.

Background

Park Terrace Gardens is a multifamily residential co-op located in the Inwood neighborhood of Manhattan. After completing a fuel conversion project at the property in 2012, the co-op's Green Committee and Board of Directors set in motion the next project that would reduce utility costs and improve resident comfort, which also coincided with required retro-commissioning of the building's systems.

As plans were being discussed, stakeholders took into consideration Park Terrace's Building Energy Efficiency Rating, which at the time was 59, giving it a C grade. For a co-op that prided itself on acting sustainably and in the best interests of the residents, the leaders knew there was more they could be doing with regard to energy performance, according to Chantee Cade, property manager at Park Terrace.

Upgrades lead to significant energy and utility cost savings

The steam system upgrades improved tenant comfort and reduced complaints, and also resulted in measurable financial impacts for the co-op. Annual heating fuel usage decreased 19 percent, leading to an estimated \$109,000 annual savings in energy costs. According to Cade, this opens up the possibility of directing budgets to other improvement projects across the properties that further enhance the resident experience.

"When we heard the grades were coming out, we wanted to know how we could increase our score. By getting it into the 80s, we knew that would automatically result in money savings and it would be Park Terrace's opportunity to give back to the planet, which is extremely important to us here."

-Chantee Cade, Property Manager at Park Terrace Gardens

Project Details

Building Name & Location

Park Terrace Gardens
70 Park Terrace West
Inwood, NY

Solutions Provider

Bright Power

Project Size

435,340 sq. ft.
5 buildings
397 units

Results

Project Payback (without incentive)

2.6 years

Project Payback (with incentive)

1.3 years

Annual ROI

\$109,000

Building Energy Efficiency Rating

2014: C / 59
2016: A / 88

Developing a road map to a better rating

Park Terrace enlisted the help of Bright Power, which identified a series of steam system improvements that would address long-standing overheating issues and system inefficiencies. Darren Johnson, account manager at Bright Power, credits the forward thinking of Park Terrace's Green Committee, Board of Directors, and residents, who looked holistically at the benefits of taking on the scope of work and approved the project. "They knew there was a minimum requirement that needed to be met [with retro-commissioning], but instead they asked, 'What should we be doing?'"

"We don't do things halfway," Cade adds. Park Terrace implemented a scope of work that achieved the annual energy savings needed to qualify for NYSERDA incentives. "We were going to recoup our investment in under five years. It became a no-brainer."

Johnson recommends that owners who are concerned about improving a low efficiency grade work with a solutions provider that can help them sequence improvements over time, since systems are interconnected and the order in which upgrades are made matters.



Increasing the building's energy score will lead to improved perceptions of the property and management

After the upgrades, the property scored 88, giving it an A for its Building Energy Efficiency Rating. Cade says, "[The score increase] allows residents to know that the management company here, Douglas Elliman, is committed to maintaining the buildings and meeting the high standards." She says to residents, "The Board that you elected into office is working hard for you, and these are the real measurable things you can see that they're doing for you." Beyond the co-op's current residents, Cade says the A grade is attractive to prospective residents. "We're competing against newer buildings being built now. It leads to, 'Wow, you guys must be really committed. I want that A building to be where I live.'"

Upgrades Implemented

Boiler and Burner Tune-Ups

Reduce fuel usage, reduce runtimes, improve efficiency

Master Venting

Heats all apartments quickly and evenly

Multi-Sensor Controls

Improve system responsiveness, reduce overheating

Pipe Insulation and Maintenance

Reduce heat loss

Air Sealing

Reduces heat loss, improves steam system efficiency

Looking to improve your Building Energy Efficiency Rating?

The NYC Sustainability Help Center is your hub for LL33/2018 and Building Energy Efficiency Rating resources.

nyc.gov/energyrating

