

BES **QUARTERLY**



Proud recipient of NYC Accelerator 2022-2023 Innovator Award

NYC Accelerator held the annual Spring Symposium at the David N. Dinkins Manhattan Municipal Building on Wednesday, May 24, 2023.



During the networking breakfast event, the NYC Accelerator team shared important updates on it's work to accelerate a carbon neutral NYC.

Building Efficiency Services was proud to be awarded the 2022-2023 NYC Accelerator Innovator during the award ceremony.

BES Quarterly Contents

- BES awarded NYC Accelerator Innovator
- Annual BES Fishing Trip networking event
- Case Study on pre-war multifamily Upper West Side building
- Energy Saving Spotlight: Thermostatic Radiator Valves
- **July 12th 2pm EST - Oil Buildings Webinar. See website for invitation.**

QUICK FACTS:

82%

of NYC buildings are heated through steam systems

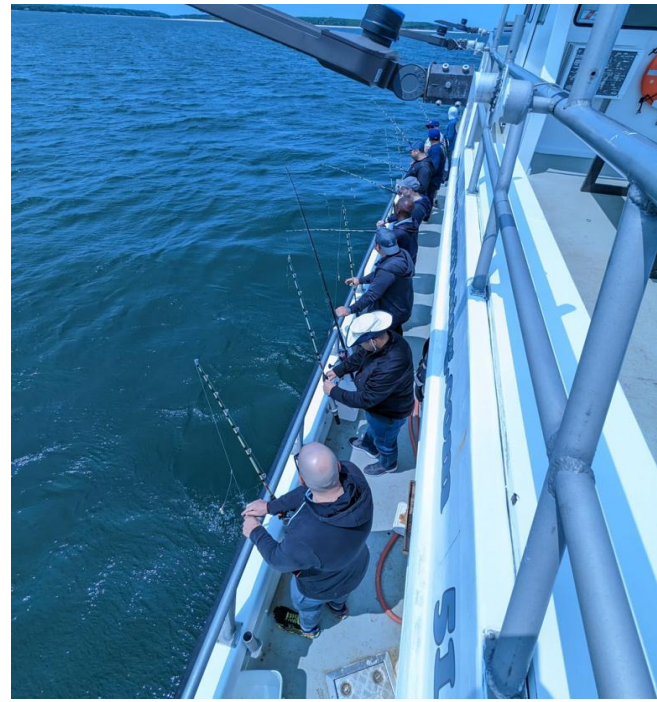
70%

of NYC greenhouse gas is produced by buildings

THE 2023 BES ANNUAL FISHING TRIP SET SAIL FROM THE WORLD'S FAIR MARINA IN QUEENS OUTSIDE CITIFIELD IN MAY.

What began years ago as a nice company outing has evolved into a networking event tradition. It was a beautiful spring day on the Sound where Neverenuff Fishing took us out for a great day of fishing, fully equipped with rods, bait, and coaching for the entire party.

It was a pleasure to host strategic partners and valued clients this year.



Special thanks for Menachem for arranging the catering and Avi for ensuring plentiful adult beverages for the voyage.



Everyone that attended scored their fishing pins and received photo tile mementos from the outing.

Look out for next year's invite and join us for enjoyable work day on the water.

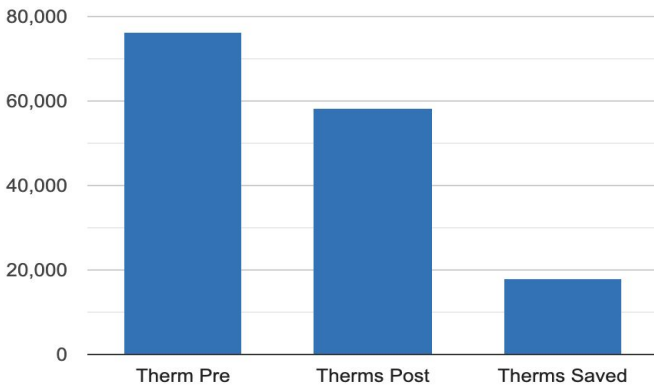
SPOTLIGHT: BES CASE STUDY

Building Efficiency Services (BES) performed a steam system retrofit with the primary focus to replace or repair steam traps at a 1936 pre-war Upper West Side 20-story building with 104 residential units.

The Problem

NYC pre-war multi-family building experiencing steam system imbalance, heating complaints, and high heating costs. While considering the BES proposal, the building discovered a rodent problem that required immediate attention.

BES performed an initial survey, identified energy saving opportunities, performed therm saving calculations, processed and submitted all incentive paperwork, coordinated with building management to access every unit and radiator, and implemented the scope of work.



23.6% Therm Reduction



73% Project Cost Reduction

The Solution

Replaced 700 in-unit steam traps, 34 common area traps, and installed rodent resistant air sealant. BES applied for and successfully captured eligible incentives covering 73% of the total project cost.

411 West End Avenue, NYC recognized a post project energy savings of more than 18,000 annual therms, or 23.6% of therm usage; amounting to over \$30,000 in annual gas usage cost savings.

Local Law 97 is quickly approaching. Buildings that are liable for 2024 penalties or plan to take advantage of the affordable pathway need to start working now. BES can help your building reduce energy use, save operating costs, & capture eligible energy incentives.



**BUILDING
EFFICIENCY
SERVICES**
Engineered Performance Savings

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ENERGY SAVING SPOTLIGHT: Thermostatic Radiator Valves a/k/a TRV's

Thermostatic Radiator Valves, commonly known as TRVs, are a simple & affordable way of controlling the heat output of a radiator and temperature of a room. TRV's provide more control over the temperature in each room of your home, creating a warm and inviting space that is efficient and cost-effective.

ON THE PLUS: If a room is overheated from the riser line the radiator will not turn on as the thermostat in the TRV will prevent steam from overheating the room even more.

HOW DO TRV's WORK?

TRV's works by regulating the flow of steam through the radiator. A sensor expands or contracts with the surrounding temperature. When the temperature reaches the desired level set on the dial, the TRV closes to prevent more steam from entering the radiator.

DID YOU KNOW?

BES teamed up with a leading manufacturer to create its own proprietary valve that limits the connecting parts and makes swapping older valves to TRV's smoother.

Energy Savings: TRVs can significantly reduce energy consumption and building costs. Exact savings depend on several factors, including the individual rooms, and the quality of windows, doors, and insulation, estimate energy savings range between 5% to 15%.

TRV's & LL97 AFFORDABLE PATHWAY

TRV's are a required measure for the thirteen Local Law 97 affordable pathway compliance measures.

TRV's function the same, however, the control dials differ. Various dial options include:

- Direct - (photo above right) - thermostat is built into the dial.
- Remote Thermostat - similar to direct dial with a wire that controls the thermostat.
- Remote Dial - dial is placed out of the heating cabinet.
- Wireless - (photo above left) allows residents and maintenance to control temperatures remotely.



BUILDING EFFICIENCY SERVICES
Engineered Performance Savings

Steam & Heating System Retrofits

Energy Efficiency Upgrades

Cost-effective Electrification

Local Law 97 Compliance

STEAM & HEATING SYSTEM RETROFIT

- 1-Pipe Steam Systems
- 2-Pipe Steam Systems
- Thermostatic Radiator Valves (TRV)
- Orifice Plates
- Steam Traps
- Pipe Insulation
- Radiant Barriers
- Hydronic Steam Systems
- Wireless Management

EFFICIENCY UPGRADES

- Low-Flow Aerators & Showerheads
- Lighting
- Air Sealing
- Leak Sensors

ELECTRIFICATION UPGRADES



Clean PTAC
High Efficiency Heating & Cooling
No Refrigerant Lines
Non Heat Pump Technology



Radiant Heating
No Electrical Upgrades
Comfortable Heat
Kitchen & Bathroom Solution

LOCAL LAW 97

- Implement Affordable Alternative Pathway Measures
- Reduce Operating Expenses
- Avoid Fines
- Assist with Incentives & Rebates
- Financing Available
- Service & Maintenance Contracts

LOCAL LAW 87

- Corrective Actions
- Repair Steam Traps
- Install Pipe Insulation

LOCAL LAW 84

- Annual DOB Reporting
- Letter Grades

About BES

For over 15 years, we have been committed to helping property owners not only reduce operating expenses but also enhance resident comfort and comply with Local Laws. By leveraging eligible incentives and financing to offset costs, we create a seamless, cost-effective experience. Our proven track record includes saving more than three million therms and successfully retrofitting over 70,000 radiators in over 250 buildings. Let us help you unlock these benefits and transform your property into an efficient and comfortable environment.



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