



INVESTOR
CONFIDENCE
PROJECT



Investor Ready Energy Efficiency™

BRIGHT POWER: ARVERNE VIEW, NEW YORK, NY



“ICP creates confidence in energy efficiency project performance, and Bright Power is proud to deliver one of the first IREE projects.”

—Bright Power’s President
Jeffrey Perlman

Arverne View, a 1 million square foot multifamily complex located in New York, is a \$6.6M energy efficiency project that leveraged the Investor Confidence Project (ICP) Large Multifamily Protocol and is expected to generate over half a million dollars in yearly energy savings.

Bright Power, a leading energy-services company with offices in New York and California, identified and consulted in the design, implementation, and commissioning of energy efficiency upgrades on the 1,080,811 square foot, 19-story Arverne View multifamily residential buildings located in Arverne, NY, owned by L+M Development Partners. The property includes offices, laundry, storage and mechanical rooms, and 1,093 apartments. The project was performed as part of New York State Energy Research and Development Authority’s (NYSERDA) Multifamily Performance Program (MPP), and took steps to fulfill the requirements set forth by the ICP’s Large Multifamily Protocol.

Bright Power took a comprehensive look at the property, including the building envelope, heating and cooling systems, domestic water

system, pumps, motors, elevators, lighting, and appliances then performed baselining and analysis following the ICP protocols. The team leveraged NYSERDA MPP incentives and developed an attractive package of energy efficiency measures that included the following:

- Exterior Insulation and Finishing System (EIFS), which added an additional R-12 to the wall construction
- Repair/replacement of apartment heating controls
- Installation of new condensing hot water heaters
- Installation of new condensing, hydronic boilers for common area heating (replaced electric baseboard on 1st floors)



Environmental Defense Fund (EDF), a leading international nonprofit organization, creates transformational solutions to the most serious environmental

problems. EDF links science, economics, law and innovative private-sector partnerships.

BRIGHT POWER: ARVERNE VIEW



- Low-flow water fixtures within tenant units (faucets, showerheads, and toilets)
- Overhaul of the ventilation systems and application of heat recovery ventilators (HRV)
- Installation of new domestic water booster pumps with demand-controlled variable frequency drives
- Replacement of common area and exterior lighting fixtures with LEDs and controls
- Retrofit of apartment refrigerators and lighting fixtures with ENERGY STAR model

In addition to these energy efficiency measures, a number of health and safety as well as operations and maintenance measures were recommended to provide additional non-energy saving benefits to the residents, staff and property, including:

- Restoring in-unit bathroom ventilation
- Tuning / decommissioning existing boilers
- Reducing domestic hot water temperatures in low-rise buildings
- Remediating mold growth in apartments
- Implementing an apartment vacancy maintenance plan
- Repairing / replacing domestic water booster pumps

The total projected energy and water savings accounted for reductions of 30% in electricity

Project	Arverne View
Project developer	Bright Power
Investment	\$6,650,000
Incentives	\$1,420,900
Actual cost savings	\$585,200
Actual energy savings	31.1%
Realized payback	8.9 years

use, 38% in natural gas, and 7% in water. These equated to utility cost savings of \$585,200 for a simple payback period of just over six years. Actual measured energy savings produced through Measurement & Verification activities were calculated at 31.3% with over \$900k saved to date.

ICP and Bright Power's business practices are aligned and certifying this project as Investor Ready Energy Efficiency™ (IREE) required little effort. Per Bright Power's President Jeffrey Perlman, "Bright Power is proud to deliver one of the first IREE projects. We support the efforts of ICP as an emerging industry standard which incorporates industry best practice and creates confidence in energy efficiency project performance."

BRIGHT POWER

Bright Power provides strategic energy solutions to building owners and operators in New York and across the nation. Specializing in multifamily apartment buildings, Bright Power's suite of services saves clients energy, money and time. Bright Power's energy management solutions include EnergyScoreCards benchmarking software, energy audits, energy procurement, solar energy, green building, and construction management of energy improvements.

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