



## **BOMA/NY Energy Action Day hears from DEP commissioner**

April 11, 2011 - Design / Build

The Department of Environmental Protection (DEP) does not readily come to mind as one of the New York area's largest energy consumers, but in fact, the far-flung operations that encompass upstate water reservoirs, hundreds of miles of coastline and almost a dozen water treatment plants make the department the second largest consumer and possibly the first, after it flips the switch at two new treatment plants in the near future.

Speaking to more than 250 real estate professionals at BOMA/NY's Annual Energy Action Day on March 8th at the New York Hilton Hotel, commissioner Caswell Holloway zeroed in on how his department is committed to effectively monitoring its energy consumption and reducing greenhouse gas emissions, even as it strives to meet the demand for growth and additional services.

The commissioner noted these highlights:

- \* To date, the DEP has reduced its emissions profile by 30% and is targeting a 47% reduction by 2017
- \* DEP energy costs are expected to almost double within 5 years due to 50+% increase in demand for growth and rate increases
- \* Because the department consumes so much energy, it is viewing energy as an asset, rather than an expense, though he noted the DEP "does not want to be a power utility"
- \* Future usage is being viewed through the lens of a capital investment strategy, evaluating all production prospects and consumption trends to inform capital investment and operational changes
- \* Despite increasing usage, projects in the pipeline will meet the Mayor's Greenhouse Gas Emissions target

The biggest obstacle, Holloway stated, is posed by the department's aging plants and equipment, and so the DEP is thinking through what it can do with existing resources to meet the PlaNYC 2030 targets. One of those resources is methane—the by-product of treating 1.3 billion gallons of wastewater every day.

But as methane gas, it can be used to power DEP treatment or processing plants. Capturing stormwater at its source and preventing it from entering the sewer system has the potential for enormous energy savings in the system down-line, and is also under consideration. The DEP's green infrastructure plan also includes building cost-effective grey infrastructure, institutionalizing adaptive management strategies, monitoring water quality and much more.

The commissioner topped off an information-packed morning that drew a record number of seminar attendees and trade show exhibitors/sponsors. Morning seminars included a look at how to comply with Local Law 84's energy and water benchmarking requirements, creating a building lighting plan, optimizing chiller plants and how to develop an energy master plan for a corporation or portfolio.

BOMA/NY has been presenting Energy Action Day for the past two decades and stands today as

one of the Association's signature programs. BOMA/NY is the greater New York association of BOMA International, the world's largest trade organization and leading representative of the real estate industry. BOMA/NY is the largest local association within the BOMA federation, with more than 750 companies as members. Its members are collectively responsible for owning and managing 400 million s/f of commercial and retail real estate, including some of the world's most prestigious properties; represent the largest industry in New York City; generate approximately \$1.5 billion in annual tax revenue, and serve as the first line of defense for New York's working public, accountable for the safety, physical well-being and security of the city's 3 million office tenants. The Association is a leader in providing educational coursework leading to the RPA, SMA, SMT and FMA designations; an ardent advocate at City Hall on local issues such as green buildings legislation, and sets the operational standards for excellence in New York City through its prestigious Pinnacle Awards, which honor buildings and individuals for exceptional operational service and innovation.

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