

SKYlines

A SKYLINE RESTORATION PUBLICATION
VOLUME 3 • ISSUE 11 • WINTER 2012-2013
SKYLINES@SKYLINERESTORATION.COM

Our New Reality

By Rygo Foss, Legal Counsel, Skyline Restoration Inc.

2012 was filled with surprises having enormous implications on our industry. No shortage of drama. So with it, were you surprised?

In a relatively short three years, our industry's concept of normal and non-normal (whether environmental or policy), is changing. Is your "surprise" threshold getting a tough exterior?

Sandy

We are so familiar with Sandy that it's now a one-word name, no hurricane or tropical storm debate necessary. It's not relatively shocking that our devastation ranks only behind Katrina in damage. Finding estimated dollar impacts is easy. A quick Google search shows estimates of \$50B - \$60B (projected by EQECAT, a catastrophe risk management consulting firm) overall and an alarming \$32.8B of damage and \$9.1B in mitigation and prevention costs in New York State alone (via Governor Andrew Cuomo).

Congress has been "working" through a Sandy relief bill but all that Obama has

Continued on page 4

Happy New Year to All!



Skyline Restoration held its annual holiday party on December 14th, at A Voce Columbus, where employees, associates and clients enjoyed fine food prepared by executive chef Missy Robbins along with a selection of fine wines presented by the guest sommelier.

Skyline Restoration Inc. - 1120 37th AVE, LIC, NY 11101 - T: 718.937.5353 - F: 718.937.5784 - skyline@SkylineRestoration.com - www.skylinerestoration.com - MEMBERS OF:



International
Concrete Repair
Institute
(ICRI)



National Roofing
Contractors
Association
(NRCA)



New York
Association of
Realty Managers
(NYARM)



Professional
Women in
Construction
(PWC)



Real Estate
Board of
New York
(REBNY)



Scaffold &
Access Industry
Association
(SIA)



The New York
Landmarks
Conservancy



US
Green Building
Council
(USGBC)

Façade Inspection and Safety Program (FISP): Filing Deadline is February 21st

If your building is taller than six stories and the block number ends in #1, #2, or #3, you must file your 7th Cycle Façade Inspection and Safety Program (a.k.a. LL 11/98) report by February 21st. Contact your Engineer or Architect to conduct the inspection in order to file your report before the deadline so that you can avoid the penalty fees. For more information:

http://www.nyc.gov/html/dob/downloads/pdf/façade_inspections.pdf

Complying with Local Law 87/09

By Peter Varsalona, PE, CEM
RAND Engineering & Architecture, PC
info@randpc.com

This year New York City Local Law 87/09 takes effect for the first group of buildings larger than 50,000 square feet. LL 87 requires 1) an energy audit conducted on base-building systems; 2) retro-commissioning measures; and 3) filing an Energy Efficiency Report (EER) with the Buildings Department every 10 years.

The filing year for the EER is based on the last digit of the building's block number: Buildings with block numbers ending in 3 have to file by December 31, 2013, those with block numbers ending in 4 have to file by the end of 2014, and so on, until 2022. Buildings can begin the audit and retro-commissioning up to four years before their filing deadline.

Energy Audit

An energy audit identifies ways to improve a building's energy efficiency, from system upgrades to operational and maintenance measures. The audit entails a review of the property's energy bills to analyze natural gas, fuel oil, and electricity use over a one- to three-year period.

The review includes billing records for 10% of the apartments.

The utilities data determine the building's

Continued on page 2

ENGINEER'S
CORNER

Complying with Local Law 87/09: Energy Audits and Retro-commissioning

Continued from Page 1

Energy Utilization Index (EUI), which is compared to the EUIs of similar buildings. An energy model is developed for the building and performance targets established—for example, increasing energy efficiency by 20% over the next three years.

The energy audit is a visual survey of base-building systems: facades and roofs; heating, ventilation, and cooling; electrical and lighting; elevators; fans, motors, and pumps; and other components affecting energy use. The audit also covers common areas, such as lobbies, basements, and storage. In addition, the audit team inspects the interiors of approximately 10% of the apartments, looking at such items as radiators, air conditioners, vents, and lighting.

The audit includes non-destructive tests, such as infrared scans and water pressure and temperature readings. The audit may also require investigative probes of areas not easily visible or accessible, such as a structural roof deck or plumbing chase. In addition, the audit firm should interview building management, maintenance staff and residents to gather more detailed information and patterns of energy use.

The audit team then prepares a report that includes a prioritized list of recommendations for improving energy efficiency in four categories:

1. **Low-cost/No-cost Improvements:** Measures that require little or no funding yet provide short-term payback. Examples: Replacing worn insulation around pipes and sealing cracks with caulk.
2. **Prudent Capital Improvements:** Cost effective measures requiring substantial funding but with short-term payback. Examples: Replacing inefficient lighting and replacing steam traps.
3. **Major Capital Improvements:** Extensive system upgrades providing longer-term payback. Example: Replacing old boilers with high-efficiency ones.
4. **Health and Safety Improvements:** Measures that do not directly affect energy efficiency but do improve residents' comfort, health or safety. Examples: Installing emergency lighting and removing hazardous materials.

The audit report should also list anticipated budget requirements and an energy cost savings analysis (sometimes called Savings Investment Ratio, or SIR) for each recommended measure. In addition, the report should include an analysis of major capital improvements beyond retro-commissioning measures.

Retro-commissioning

After the energy audit team identifies deficiencies in the base-building systems, the owner is required to correct them through a process called retro-commissioning. Retro-commissioning measures, which are designed to pay for themselves within a few years, fall into three categories:

1. **Operations Protocol, Calibration, and Sequencing:** Basic adjustments, measures, and tuning of HVAC equipment, such as calibrating sensors and controls, monitoring temperature and humidity levels and ensuring proper ventilation. Other items include adjusting lighting levels and repairing system leaks.

2. **Cleaning and Repair:** Simple cleaning and repairing building systems can go a long way toward improving energy efficiency. Keeping vents, ducts and filters free from dust and dirt helps maintaining comfortable temperatures. Insulation, sealants, and weather-stripping prevent heat loss.

3. **Training and Documentation:** To continue energy savings from year to year, owners must implement maintenance procedures and keep updated records and documentation, such as a log book of repairs, operation manuals, work permits and contracts. Training staff on building systems and energy conservation practices is key.

Energy Efficiency Report

After the retro-commissioning is completed, the building's Energy Efficiency Report is filed with the City. The report includes the energy audit findings and documentation that corrective retro-commissioning measures have been taken. The report also covers the review of historical energy consumption data and drawings and construction documents of the building systems. The audit firm may develop an energy reduction plan tailored to the building's requirements and research funding opportunities for implementing energy-efficiency measures.

Depending on the size of the building, an energy audit should take approximately three to four months. Retro-commissioning could take another six months. Building owners who fail to file an EER with the City face penalties of \$3,000 the first year and \$5,000 for each additional year.

Costs

A typical energy audit costs roughly \$0.15 per square foot, and retro-commissioning approximately \$0.50 to \$2 per square foot. For a 50,000-square-foot building, that would be about \$7,500 for the audit and \$25,000 to \$100,000 for retro-commissioning. Conservative estimates for cost savings in reduced energy use from retro-commissioning are \$0.15 to \$1.15 per square foot per year with an expected payback of four to five years.

Although complying with LL 87 entails upfront costs, implementing basic maintenance and repair measures on building systems will enable owners to reap the benefits and cost savings of having a better operating and more energy-efficient property.

For more information visit www.randpc.com/LL87



APTNE's Annual Meeting and Symposium on Historic Concrete Restoration

Skylines Restoration is a proud sponsor of APTNE's Annual Meeting and Symposium on the topic of Historic Concrete Restoration, which is taking place on Friday, February 1st, at St. John's Episcopal Church in Stamford, CT. Presentations will cover current research, design and construction issues related to historic concrete restoration. For more information and to participate, visit: <http://www.aptnet.org/>

The White House: 262 Central Park West



The 15-story building at **262 Central Park West** designed in 1928 by **Architects Sugarman & Berger** and built by **S.S. Roth & Brothers**, is registered in the **National Register of Historic Places**.

It is known as "The White House" due to its all white stone and brick façade. Other than the subtle rustication of the base, and corner quoins, there is no applied ornament, and just five Juliette balconies. The lower half of the first story is faced with granite and the building has topiary landscaping along its Central Park West frontage.

Skyline Restoration was commissioned by **Douglas Elliman Property Management** to perform exterior restoration under the direction of **JMA Consultants and Engineers PC**.

The project, which is overseen by Skyline Restoration's Principal **John Tsampas**, and Project Manager **Kevin Cahill**, includes: Façade Inspection Safety Program (FISP) repairs, brick replacement, pointing, lintel replacement and window caulking.

The **NYC Landmarks Preservation Commission** approved the use of **Micro-Cotta** in lieu of the typical Terra-Cotta. Micro-Cotta is a lightweight, polymer-based composite resin material suitable for suspended ornamental façade situations.

A new **Siplast** roof was installed on the water tower.

The project started last June and it is expected to be completed this spring.



Owner: **262 Central Park West Inc.**

Property Manager: **Douglas Elliman Property Management**

Consultant/Engineer: **JMA Consultants and Engineers PC**

Contractor: **Skyline Restoration Inc.**



Our New Reality: The Only Certainty for Our Current Times Is Surprise

Continued from Page 1

signed is a \$9.7B replenishment of the national flood insurance fund (as of 01/15/13). Where is the rest coming from, private insurers? Likely not, private insurers are expected to pay only \$5B to \$15B (according to the Insurance Journal) and will have only limited ratings and premium impacts. Why? To stay simple, most of the burden on these insurance companies will remain with the re-insurers that until-now, had extremely strong years (ratings) but more importantly, the flood restrictions on most policies will defeat most of the likely claims (payments and premium stability).

So back to the surprise. Federal funds are going to the people (rightfully so), but using basic elementary mathematics, the low estimated damage of \$32B in New York, and only \$5B of recovery from private insurers and \$10B from the government leaves a loss of \$17B. This difference will come out of the pocket of our industry – construction and real estate. There is a good probability that more government aid will follow, however, for our industry, there is likely going to be little to no further relief.

So that begs the question, what do we do? With Hurricane Irene not far out of our rear-view mirror and what is seemingly becoming routine, are our options now to either load up on insurance or take the gamble on what is now becoming an ever-so-



Although we're finally seeing some stability in the financial, employment and housing markets, Washington is keeping us guessing on key decision-making metrics.

prevalent risk?

Between pollution, flood, business interruption, equipment, general property and causality, builder's risk, general liability and whatever new insurance products arise in the future, are we expected to get all of these — or stay status quo and chalk up the risk as another unforeseen surprise?

Fiscal Cliff Impacts on NYC Construction

New York City history has never been short of political risk but our era is bringing in new challenges. Although we're finally seeing some stability in the financial, employment

and housing markets, Washington is keeping us guessing on key decision-making metrics. Between tax policy, interest rate questions, uncertain infrastructure projects, our industry is constantly affected by the unknown, and once known, the potential for "surprise." Nothing displays this better than our fiscal cliff concerns and our now annual "debt ceiling" discussions. With Washington at an annual impasse over what have historically been routine decisions (that being another discussion) our industry has to keep even closer tabs on the issues on the table and determine how the outcomes will affect us and our clients.

Are the smaller paychecks going to affect the average worker's demeanor? Will the tax hikes affect small business owner's aptitude to invest, grow, and employ? Will the property owners invest on projects that will eventually be necessary, but hold off until that necessity arises? Will the industry grow as whole, add more competition, or consolidate? What is the best for the industry?

The only certainty for our current times is surprise. And with that all our obligations to the city of New York to be prepared for these surprises. Although none of us can be sure, we can be conscious of the new reality of surprise, and be ready for the forks that will inevitably arise.

I don't know the answer but I do know that surprise isn't what it used to be.



We are so familiar with Sandy that it's now a one-word name, no hurricane or tropical storm debate necessary.