



## Taking ownership of electricity use in a NYC co-op



Tower East, New York, NY

### SNAPSHOT

#### Background

- 31-unit co-op building
- Built in 1960, with one master meter for electricity
- All residents paid the same amount for electricity monthly, regardless of usage

#### Benefits

- Electrical issues posing safety risks were found and fixed
- Up to 20% reduction in building energy use and cost
- Residents only pay for the electricity they use

All residents of New York City’s Tower East co-op paid the same monthly electricity bill, whether or not they were conservative with their energy use. As the price of electricity rose, the building’s co-op board decided to take action.

Tower East is a co-op apartment building built in 1960 that rises 34 floors above East 72nd Street between Lexington and Third Avenue in Manhattan. Like other buildings of its era, Tower East had a single electric master meter, so it was impossible to bill residents individually. Tower East residents decided to upgrade to electricity submetering and gain control over their electricity use, which can reduce building-wide energy consumption by up to 20%.

### Teamwork leads to success

Resident Manager Adrian Sanchez implemented a two-prong strategy to make the conversion to submetering simple and effective. First, he scheduled a pre-install walk-through with each resident to identify meter location and assess carpentry and plastering needs. Second, he worked with an energy metering expert to ensure the electrical crew could work quickly, in tandem with Sanchez’s finishing team.

Communication with residents throughout the project eliminated surprises, and the crews finished the entire building install in only 10 days. “The process was seamless and transparent. Our residents had no evidence that we were even in their apartments, except for the new meter being there,” said Sanchez.

### Lower bills, added value

Tower East residents now only pay for the electricity they actually consume, which has increased the property’s value. Residents are still able to purchase electricity at a bulk rate, which creates additional savings.