



A targeted training approach for maximum building performance

Case Study

Company Name:
**32BJ Training Fund
and Time Equities Inc.**

Location:
New York, NY

NYSERDA Program:
**Workforce Development
and Training**

Business Type:
**Building Operations
Management**

Green Supers Training and Coaching Program

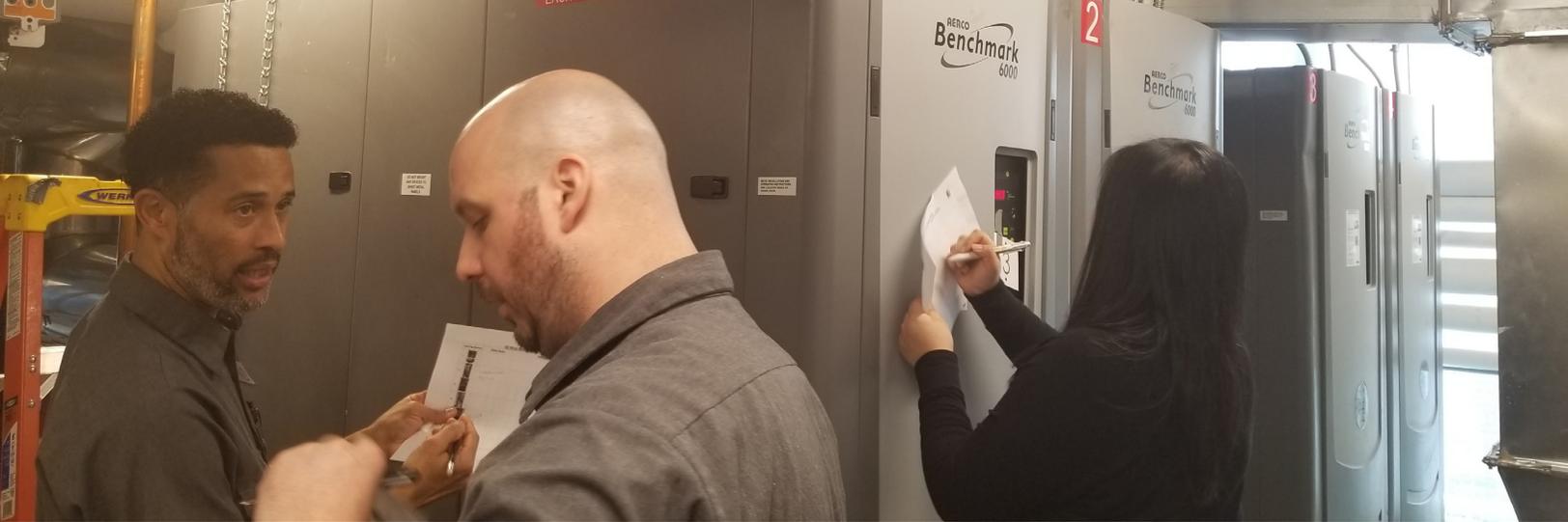
With funding provided by the New York State Energy Research and Development Authority (NYSERDA), the 32BJ Training Fund (32BJ TF)—a joint labor-management partnership—implemented the Green Supers Training and Coaching Program in the New York City region. Designed for multifamily and mixed-use building operators, the program includes training on building science concepts, operations and maintenance best practices adapted to specific building systems, consultations with building management, on-site coaching, and building performance assessment.

Several property management companies expressed interest in the program for customized, advanced guidance for building operations and maintenance to cut costs, lower energy use, and reduce carbon emissions.

Program Participation at 50 West Condominiums

Time Equities Inc.—a real estate investment, development, and property management firm—joined the program for 50 West Condominiums, a signature residential building with separate commercial space. Following initial evaluations of energy use and discussions with building management, hands-on staff training sessions were implemented. Core building science concepts were explained to enhance the facility team’s knowledge and experience of equipment operations. Specific topics included building envelope, air movement and sealing, HVAC systems, indoor environmental quality, water consumption, lighting, electrical appliances, and creation of the building’s energy profiles. The three-week training was followed by coaching sessions and reports for management outlining recommendations intended to further improve building performance.

The training included hands-on activities such as a scavenger hunt of equipment in the mechanical rooms and instruction during a team walk-through of the building.



Results

By referencing energy performance data for the building and the New York City Local Law 33 letter grade system, the 32BJ TF instructors helped management understand carbon emission intensity and plan for upgrades and operational improvements to minimize the risk of fines. 32BJ TF identified the subject of energy grades and Local Law compliance related to building operations as a strong area of interest for program participants. They are working to expand this aspect of the training when implementing the program at different locations.

Building Operations and Maintenance Training Topics Customized for 50 West Condominiums

Air Sealing • Controlling Radiant Heat Gain • Balancing HVAC System

Participants indicated “training far exceeded their expectations,” particularly that “training helps us understand the building we work in and how it operates.”

Participation in training and coaching sessions gave building operators and management the opportunity to understand energy use, examine how various systems impact energy use, and assess how energy and emissions performance measure against local New York City mandates.

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