



Local 32BJ Thomas Shortman Training Fund

1 YEAR: 1,000 GREEN SUPERS

Our Plan For A Greener New York City



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Buildings in the United States consume more energy than any other sector of the economy, including transportation or industry. Inefficient buildings are wasting our money and polluting our atmosphere. In the midst of this economic downturn we are paying a price we simply cannot afford. By greening our city's buildings we can **SAVE MONEY AND CLEAN OUR ENVIRONMENT.**

The investment required to “green” our buildings is small compared to the payoff. There are a variety of low cost and no cost strategies to make our buildings run more efficiently. It is just a matter of providing our building professionals with the proper green training.

The Thomas Shortman Training Fund is a joint labor-management partnership which provides training to SEIU Local 32BJ members. We have been helping green our city's

buildings for the last four years by providing intensive training courses for building service professionals.

We are now poised to dramatically expand the scope and impact of our training program by focusing on the individual most responsible for the day-to-day operations and maintenance of our buildings—the superintendent. We will train 1,000 green superintendents in one year to help foster a greener New York City.

Your Pocketbook

The financial benefits of green buildings are enormous. Every bit of energy and water we save puts money directly into our pockets. Replacing a single old fashion fluorescent lighting fixture with a similar high-efficiency fixture can save upwards of \$130 per year.¹ Fixing a leaky toilet could save as much as \$730 per year.² Very simple actions can provide very sizable returns.

When a trained green super installs efficient light bulbs, fixes leaky toilets, installs motion sensors, or simply weather-strips doors we all save money.

Your Health

The cost of inefficient buildings is not limited to our pocketbook. The impact starts at home. Americans spend almost 90% of their time



Bill Aristovulos is the superintendent of The Saint Germain in Greenwich Village and a 32BJ member. He has been working in the building service industry for almost 30 years, 18 as a super.

Bill has greened his building in a variety of ways. He has installed highly efficient lighting systems in the communal areas of his building and motion sensors on the lights in the garage.

Mr. Aristovulos also installed a new highly efficient air conditioning chiller in his building. Installing this system saves his building \$20,000 in energy costs per year and prevents 300 extremely dangerous pounds of refrigerant from entering our atmosphere annually.

Water conservation is another goal Bill has pursued. He installed low-flow toilets in every apartment in his building. This action reduced the building's water consumption by 30%.

N SUPERS

inside and EPA studies have shown that indoor air quality is sometimes two to five times worse than the outside air.

A trained green super can improve the indoor air quality of our buildings. A green super can use non-toxic cleaning products and ensure that building ventilation is working at maximum efficiency. Good indoor air quality reduces sickness and helps tenants avoid the symptoms of a variety of chronic health conditions, including asthma and allergies.

Your Environment

The cost of dirty buildings to our environment is tremendous. Every kilowatt of electricity or gallon of fossil fuel that a superintendent saves reduces our city's impact on our planet.

Green superintendents are helping to create the sustainable New York City that we all deserve. They are an indispensable element of our nation's effort to clean our atmosphere, purify our water, and avert the global climate crisis.

Your Community

Our country is undergoing a green revolution. Tens of thousands of green jobs are being created to help make our buildings more efficient. When we create green pathways out of poverty, we make our communities more vibrant, our city safer, and our nation stronger. When we support green supers we save money, clean our environment, and help our neighborhoods prosper.

John Sarich is a Resident Manager and long time 32BJ member.

John has used a variety of strategies to green his building. Lights are one of the areas where John has made the biggest difference in his building. He installed dusk to dawn sensors in the common spaces of his building which automatically turn lights off during the day if enough daylight is present. Additionally, for interior areas without natural light, John installed motion sensors and timers to shutoff lights automatically when the spaces were not in use.

Elevators were another area where John saves a lot of energy. He setup a schedule that turned off one of his elevators in the dead of the night when they were not being used. This action saved his building large amounts of energy with essentially zero cost.

Mr. Sarich's green efforts have reduced his building's annual energy costs by 20%.

The Cost of New York City's Inefficient Buildings

66%

Percent of energy consumed in the city that is used by buildings.³

77%

Percent of all greenhouse gases emitted by New York City come from buildings.³

\$13.4 billion

Dollars we spend annually on electricity, natural gas, and heating oil.⁴

\$230 million

Money saved from reduced energy consumption if New York City's large multifamily buildings received optimal operations and maintenance.⁵

150,000

Equivalent number of cars taken off the road if New York City's large multifamily buildings received optimal operations and maintenance.⁶





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The 32BJ Thomas Shortman Training fund offers training to 80,000 members of SEIU Local 32BJ working in the property services industry. The Training Fund is a joint labor-management organization, cosponsored by Local 32BJ and the Realty Advisory Board on Labor Relations.

Every year the Training Fund provides industry, academic, and computer courses to thousands of Local 32BJ building service workers at over 20 locations in New York, New Jersey, Connecticut, Pennsylvania, Maryland, Virginia, and The District of Columbia.

Written by Nick Prigo, SEIU Building Service Local 32BJ Thomas Shortman Training Fund, August, 2009



- [1] Calculation based on replacing a 192 Watt F40-T12 (4 lamps, 2 ballasts) fixture with a 112 Watt F32-T8 (4 lamps, 1 ballast) fixture that is on 24 hours per day and costs \$0.19/kWh.
- [2] New York City Department of Environmental Preservation, "Leaks and Their Costs", 2009.
- [3] The City of New York, "PlaNYC: Inventory of New York City Greenhouse Gas Emissions", 2008
- [4] The City of New York, "PlaNYC: A Greener, Greater New York", 2007
- [5] New Yorkers spend \$13.4 billion each year on energy for buildings (PlaNYC). Apartment buildings with 5 or more units account for 23% of this demand (NYSERDA), or \$3.1 billion annually. Of this energy demand, large buildings with more than 30 units account for 75% or \$2.3 billion annually. If better O&M reduced energy use 10% (Stephen Cowell, Conservation Service Group) in these large apartment buildings, New Yorkers would save more than \$230 million every year.
- [6] NYC emitted 61 MMT of CO2 equivalent in 2007 (PlaNYC). We multiplied by .77 for the share of emissions attributed to buildings, and then by .23 for the share of total building energy use by apartment buildings, then by .75 for the share of energy used by apartment buildings larger than 30 units to conclude that New York's apartment buildings generate 8.1 MMT of carbon emissions each year. If each apartment building achieved 10% energy savings, carbon emission would be reduced by 0.8 MMT per year city-wide. Since a single automobile generates about 5.4 metric tons of carbon per year, reducing emissions by 0.8 MMT is equivalent to taking 150,000 cars off the road.

