

ENVIRONMENTAL

By Margaret Carey, MCEnergy, Inc.

Why pay premium for "clean green" supplies?

Why commit to paying a premium to purchase "clean green" electricity supplies?

The answer is pretty simple. It makes good economic, environmental and marketing sense!

All real estate owners and those tenants who control their energy destiny (by having their electricity metered by the utility company) should give serious consideration to purchasing a portion of their electricity from a green source. Throughout the country and particularly in the New York metropolitan area, we have a real opportunity to 1.) Impact an emerging industry dedicated to generating cleaner electricity; 2.) Reduce pollutants and green house gases and 3.) Enhance the marketability of real property to future and existing owners and tenants.

Let me give you an example of a client who has made such a choice. A 300,000 sq ft class A mid-town Manhattan building has been purchasing competitive electricity supplies as part of MCE's Power Shopping Program for several years. Last year MCE negotiated a contract with a wind energy generator to provide wind energy as a component of the total electricity supply sources to our clients throughout the northeast. This Manhattan property owner allowed us to purchase 10% of their electricity supplies, or 501,600 kilowatt-hours from a green source. The premium for this green power is \$8,000 annu-



ally which equates to less than 1% of the owners annual bill.

How prevalent is the migration to purchasing green? In just six months, greater than 10% of our entire NY portfolio has made a commitment to purchase green power supplies. Most clients have committed to receiving a modest 5-10% from a green source while others have made a tremendous commitment to purchase up to 25% of their electricity supply needs from a clean green source.

The owner/occupied and institutional property owners clearly jump at this opportunity. This provides them an opportunity to satisfy ISO 14000/01 standards; apply for EPA recognition; and spread the good news amongst employees and most particularly shareholders.

The real surprise participants were the investor owned properties. They clearly saw this green power purchase as an enormous marketing opportunity. Each of these clients

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has spent far more dollars in their marketing campaigns informing existing and potential tenants of their environmental good will than on the actual premium to purchase this power.

Whether you are in an electricity market that has been deregulated or not you may make a commitment to purchase a portion of your electricity from a green source. Green certificates are available to all throughout the country. Although you may not actually have one electron of electricity supplied to your property you are making a financial commitment to supporting green energy.

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Margaret Carey is president of MCEnergy, Inc., Katonah, N.Y.

Meeting the challenges of "building green"

continued from page 9 credits on a periodic basis. While it is certainly helpful for the contractor to have one primary LEED champion, to oversee the progress throughout construction, all contractor personnel should be involved in green building management duties, including the field staff.

As the number of registered/certified projects show, sustainable buildings are a quickly growing trend in the construction industry and the USGBC's LEED program has emerged as the most commonly used tool by which to rate 'green' buildings. Nationwide, Skanska is involved with 19 LEED projects, a number

that is likely to grow quickly in the not too distant future. The key to ensuring that these and future green building projects are successful is being well versed in the LEED process and making sure that sustainable construction exper-

tise is carefully applied to every LEED project.

Robert Licopoli is director of safety and David Korman is a safety and environmental manager at Skanska USA Building Inc., N.Y., N.Y.

HRP to host two day summer seminar

MALTA, N.Y. — HRP Associates, Inc. is hosting a seminar entitled "Taking Advantage of Brownfields Opportunities" on June 8th in Albany and on June 10th in White Plains.

This seminar will focus on:
New York's Brownfield Program, Municipal Brownfield

Grant Program, Available Brownfield Tax Incentives, Insurance Products to Address Liability, How to Identify a Site's Best Use and Obtain Funding for Site Redevelopment.

For more info, visit www.hrpassociates.com

By Josh Sarett, ALC Environmental, Inc. Dealing with lead-based paint in props.

Effective August 2, 2004, a new lead based paint (LBP) regulation will force NYC property owners to change the way they deal with LBP in their properties. "Local Law 1 of 2004",



broadens owner's responsibilities in dealing with LBP issues. The new law dramatically changes and expands upon the owner's obligations set forth under "Local Law 38 of 1999". Significant changes include: an increase in the age limit from six to seven years old where inspections are required to take place, a greater responsibility on the owner to determine if a child under seven is residing in the unit, stricter requirements for identifying and reducing lead hazards, less time to correct violations issued by HPD, and the opportunity to obtain tax benefits through J-51 Tax abatements.

The new law affects all multi-family properties built prior to 1960. The regulation affects not only the apartment units, but the common areas and public spaces as well. Owners will be responsible to get yearly written notification from their tenants as to whether a child under seven is living there. The appropriate forms are to be included in new leases and renewals along with a pamphlet on lead hazards and a notice of the owner's responsibilities. If the tenant does not respond within the allotted timeframe, the new law requires the owner to go out and determine for themselves whether a child under seven resides in the unit. Not having knowledge is no longer an excuse for not inspecting. Once it is determined that there is a child under seven living in the unit, the owner must visually inspect the unit yearly and whenever a complaint is made by the tenant. If the owner is not provided access to the unit, the new law requires the Department of Health and Mental Hygiene (DOHMH) to be notified. If any lead hazards are identified in the unit, the owner will be responsible to correct them using lead safe work practices.

The new law broadens the definition of a lead hazard to include exposure from lead

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contaminated dust. Workers must be trained in lead safe work practices and a certified EPA firm must be used to perform independent wipe samples. All results must be provided to the tenant. In the instance when a tenant complains to HPD of peeling paint and work is done to bring a unit into compliance from an HPD violation, the dust wipe results must also be sent to HPD within 21 days. Upon turnover, the owner must remediate all lead hazards. In addition, any renovation work disturbing over 100 sq. ft., anywhere in the building where a child under seven resides, must be filed with the DOHMH.

The city has made available the opportunity for owners to obtain a J-51 tax benefit for the abatement of lead hazards. Please make sure to check with a specialist to identify exactly what adjustments falls under this benefit.

The city has made some types of property and work exempt from this regulation. They include: emergency repairs, owner occupied co-ops and condos, areas where LBP was removed and certified lead free by a licensed inspector and areas certified lead free via XRF analysis or paint chip sampling by a certified firm.

Many owners will find obtaining exemptions by certifying their property lead free cost effective in lieu of performing unnecessary abatement work on presumed LBP. Owner's should review their strategy in dealing with the new lead regulation with a qualified lead professional in order to better understand their obligations, obtain necessary forms, and develop a solid operations and maintenance plan for their buildings.

Josh Sarett is executive vice president and co-founder of ALC Environmental, Inc., New York, N.Y.