

New York Supers Tune In To Rebuild America

In New York City, the Rebuild America message is starting to reach those on the front line of building maintenance: the building superintendents or “supers.” Rebuild America has partnered with the **Superintendent’s Club of New York** to provide club members with expertise on energy-efficiency technologies and creative ways to market and sell the concept of retrofits and upgrades to building owners.

Improving building energy efficiency is especially beneficial in a city like New York with rental rates that are among the nation’s highest and a preponderance of aging residential buildings. New York City tenants could get relief from sharp rental increases if energy savings were passed onto them, notes **Greg Davoren**, team leader of the Boston Regional Office (BRO).

The Super’s Club joined Rebuild America in September 1998 and its partnership has been evolving ever since. The Club is a nonprofit organization that acts as a technical society for multifamily building maintenance personnel. It was started one year ago and is sponsored by the Apartment House Institute of New York

City Technical College in Brooklyn. Members include porters, superintendents, maintenance directors, co-op board members, building owners and management. It has 65 members presently and plans to expand to 500 members by year’s end, according to **Richard L. Koral**, a professor at the Technical College who organized the Super’s Club. Koral is the college’s resident energy-efficiency expert and “mentor” in the multifamily housing sector.

The Club’s objectives are to provide its members with a chance to exchange ideas, share technical information and act as a networking association. Monthly meetings feature guest speakers who address such issues as boiler maintenance, locksmithing, and lighting. In June, the New York Chapter of Association of Energy Engineers presented an award to the Super’s Club for “Energy Program of the Year.”

Argonne National Laboratory (ANL) and the BRO have supported the Club by presenting workshops and demonstrations of the latest in energy-efficiency technology and building retrofit practices. Davoren and **Jim**

Cavallo of ANL have shared their expertise regarding window maintenance and replacement, energy-efficient heating system maintenance, computerized heating control systems, and reflective roof surfaces.

Club organizers plan to explore developing sister clubs in other major cities which will present additional opportunities for assistance from Rebuild America. The Superintendent’s Club is excited about the many opportunities they can access through Rebuild America, that in turn, will benefit New York City and their trade.

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Greg Davoren, left, and Richard Koral