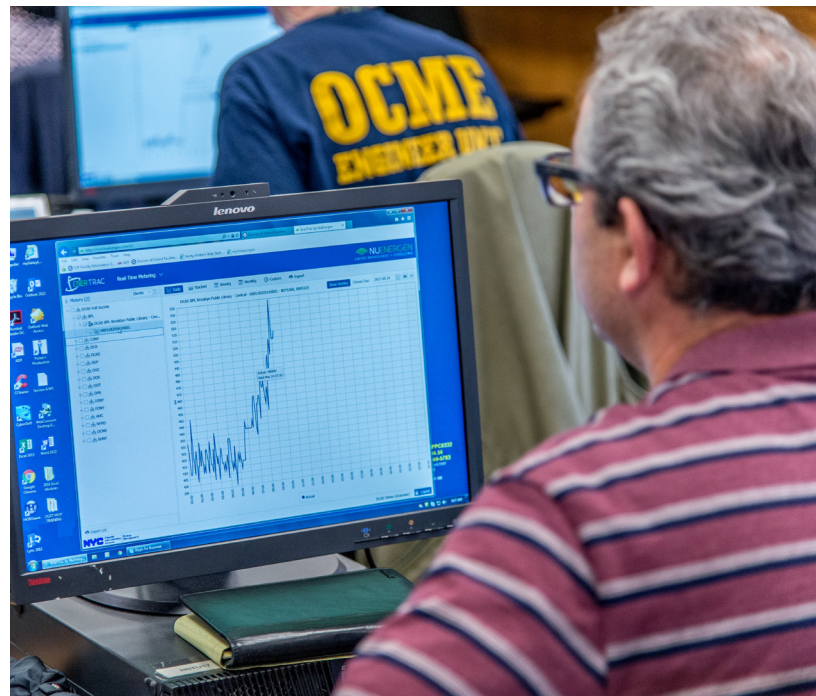




# Local Law 45 (2018) Report

Fiscal Year 2018 Report

Erratum



**NYC**  
**DCAS**

Citywide Administrative  
Services



# Local Law 45 of 2018 Fiscal Year 2018 Report, corrected after original publication in calendar year 2019.

## 1. Ownership status

Ownership statuses of some covered facilities were incorrect in the original published report. Eight facilities listed as leased in the published report were actually City-owned in Fiscal Year 2018, and 97 covered facilities listed as City-owned in the published report were actually leased in Fiscal Year 2018. See Table 1 for those facilities whose ownership status was incorrect in the original published report.

**Table 1.** FY18 LL45 report ownership status: original published and corrected updated

Facility name	Address	Agency/ Organization	Original published ownership	Corrected updated ownership
Scopetta Center	492 1st Ave	ACS	Leased	Owned
Bronx C.C. Silver Hall	2254 Sedgwick Ave	CUNY	Owned	Leased
Bronx C.C. Quadrangle Bldgs	145 W 180th St	CUNY	Owned	Leased
Hostos Community College	460 Grand Concourse	CUNY	Owned	Leased
Kingsborough CC T Bldgs	2001 Oriental Blvd	CUNY	Owned	Leased
Kingsborough Community College	2001 Oriental Blvd	CUNY	Owned	Leased
Laguardia CC	29-10 Thomson Ave	CUNY	Owned	Leased
Laguardia Community Coll	31-10 Thomson Ave	CUNY	Owned	Leased
Queensborough Comm Coll	Kenilworth Dr & Cloverdale Blvd	CUNY	Owned	Leased
S J Hines Health Complex	475 Grand Concourse	CUNY	Owned	Leased
Bronx County Hall of Justice	265 E 161st St	DCAS	Owned	Leased
Brooklyn Army Terminal	140 58th St	DCAS	Leased	Owned

Facility name	Address	Agency/ Organization	Original published ownership	Corrected updated ownership
Louis J. Lefkowitz Building	80 Centre St	DCAS	Owned	Leased
Queens Family Court	152-02 Jamaica Ave	DCAS	Owned	Leased
David H. Koch Theater	20 Lincoln Ctr	DCLA	Leased	Owned
Museum of Jewish Heritage	36 Battery Pl	DCLA	Owned	Leased
The Cloisters, Fort Tryon Park / MET	799 Ft Washington Ave	DCLA	Owned	Leased
Howard Beach Pumping Station	155-01 100th St	DEP	Owned	Leased
Kingston Office	71 Smith Ave	DEP	Owned	Leased
Mersereau Ave Pump Station	349 Mersereau Ave	DEP	Owned	Leased
Pumping Station	503 W 179th St	DEP	Owned	Leased
Red Hook Water Resource Recovery Facility	18 Little St	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased
Support Facility	Watershed Area	DEP	Owned	Leased

Facility name	Address	Agency/ Organization	Original published ownership	Corrected updated ownership
Support Facility	Watershed Area	DEP	Owned	Leased
Samaritan Forbell Residence	338-344 Forbell St	DHS	Owned	Leased
Rikers Vernon C. Bain Center	1 Halleck St	DOC	Owned	Leased
K237	36 Ave P	DOE	Owned	Leased
K331	7002 4th Ave	DOE	Owned	Leased
K338	21 Hinckley Pl	DOE	Owned	Leased
K564	153 35th St	DOE	Owned	Leased
K590	1186 Carroll St	DOE	Owned	Leased
K909	561 Grand Ave	DOE	Owned	Leased
K913	1155 Dekalb Ave	DOE	Owned	Leased
K914	77 Clinton Ave	DOE	Owned	Leased
M050	433 E 100th St	DOE	Owned	Leased
M089	201 Warren St	DOE	Owned	Leased
M114	331 E 91st St	DOE	Owned	Leased
M124	40 Division St	DOE	Owned	Leased
M169	110 E 88th St	DOE	Owned	Leased
M195	625 W 133rd St	DOE	Owned	Leased
M263	202 Sherman Ave	DOE	Owned	Leased
M276	55 Battery Pl	DOE	Owned	Leased

Facility name	Address	Agency/ Organization	Original published ownership	Corrected updated ownership
M281	425 E 35th St	DOE	Owned	Leased
M343	1 Peck Slip	DOE	Owned	Leased
M477	345 Chambers St	DOE	Owned	Leased
M488	231 E 56th St	DOE	Owned	Leased
M520	411 Pearl St	DOE	Owned	Leased
M535	525 W 50th St	DOE	Owned	Leased
M620	111 E 33rd St	DOE	Owned	Leased
M814	504 W 158th St	DOE	Owned	Leased
M833	100 Trinity Pl	DOE	Owned	Leased
M834	444 W 56th St	DOE	Owned	Leased
M868	10 E 15th St	DOE	Owned	Leased
M912	521 W 43rd St	DOE	Owned	Leased
M970	200-214 W 135th St	DOE	Owned	Leased
M971	12 Spruce St	DOE	Leased	Owned
Q058	72-24 Grand Ave	DOE	Owned	Leased
Q254	84-40 101st St	DOE	Owned	Leased
Q277	153-27 88th Ave	DOE	Owned	Leased
Q290	55-20 Metropolitan Ave	DOE	Owned	Leased
Q298	229-02 137th Ave	DOE	Owned	Leased

Facility name	Address	Agency/ Organization	Original published ownership	Corrected updated ownership
Q311	97-11 44th Ave	DOE	Owned	Leased
Q312	46-08 5th St	DOE	Owned	Leased
Q314	88-08 164th St	DOE	Owned	Leased
Q315	43-18 97th Pl	DOE	Owned	Leased
Q320	360 Seneca Ave	DOE	Owned	Leased
Q499	148-20 Reeves Ave	DOE	Owned	Leased
Q520	45-35 Van Dam St	DOE	Owned	Leased
Q570	35-12 35th Ave	DOE	Leased	Owned
Q585	54-40 74th St	DOE	Owned	Leased
Q744	45-10 94th St	DOE	Owned	Leased
R071	1050 Targee St	DOE	Owned	Leased
X177	3177 Webster Ave	DOE	Owned	Leased
X189	3441 Steenwick Ave	DOE	Owned	Leased
X229	275 Harlem River Park Bridge	DOE	Owned	Leased
X240	1501 Jerome Ave	DOE	Leased	Owned
X285	200 W 167th St	DOE	Owned	Leased
X338	1740 Macombs Rd	DOE	Owned	Leased
X362	921 E 228th St	DOE	Owned	Leased
X475	99 Terrace View Ave	DOE	Owned	Leased

Facility name	Address	Agency/ Organization	Original published ownership	Corrected updated ownership
X884	350 Gerard Ave	DOE	Owned	Leased
X972	1440 Story Ave	DOE	Owned	Leased
X973	1716 Southern Blvd	DOE	Owned	Leased
Technology Center	11 Metrotech Ctr	DOITT	Leased	Owned
Fresh Kills Gas Facility	200 Muldoon Ave	DSNY	Owned	Leased
Fresh Kills Gas Facility	75 Muldoon Ave	DSNY	Owned	Leased
Leachate Plant Building 1	312 W Service Rd	DSNY	Owned	Leased
Pole	90 Muldoon Ave	DSNY	Owned	Leased
Brooklyn Cruise Terminal Pier 11	Conover St & Summit St	EDC	Owned	Leased
Fire Headquarters	9 Metrotech Ctr	FDNY	Leased	Owned
Kaufman Hall Dormitory	406 W 31st St	FIT	Owned	Leased
Henry J. Carter Skilled Nursing Facility	1752 Park Ave	H+H	Owned	Leased
HHC Central Office	55 Water St	H+H	Owned	Leased
North General Hospital	1879 Madison Ave	H+H	Owned	Leased
MICSA HOME CARE Services Office	151-20 Jamaica Ave	HRA	Owned	Leased
Bronx Library Center	310 E Kingsbridge Rd	NYPL	Owned	Leased
Mid-Manhattan Library	455 5th Ave	NYPL	Owned	Leased

## 2. Solar Generation

Solar generation data in the original published report was incorrect for some facilities.<sup>1</sup> See Table 2 for a comparison of the solar generation totals between the

original published and corrected updated reports. See Table 3 for a listing of facilities original published solar generation and the corrected solar generation in the updated report.

**Table 2. FY18 LL45 report solar generation: totals comparison between original published and corrected updated (in kWh)**

	Fiscal Year 2014 solar generation	Fiscal Year 2015 solar generation	Fiscal Year 2016 solar generation	Fiscal Year 2017 solar generation	Fiscal Year 2018 solar generation
<b>Original published report</b>	0	0	1,108,467	2,354,604	4,337,839
<b>Corrected updated report</b>	434,679	1,092,634	4,928,593	7,123,788	7,093,194
<b>Difference</b>	434,679	1,092,634	3,820,126	4,769,184	2,755,355
<b>Difference (%)</b>	N/A	N/A	345%	203%	64%

<sup>1</sup> For systems without operational data acquisition systems the annual generation is estimated as  $kW-DC \times 1100 \text{ sun-hours/year}$  for New York City based on NREL sun-hour data and an industry standard 25 percent discount factor to account for losses from imperfect azimuth angle, soiling, shading, degradation and even losses due to irradiation from pollution, inter alia. For these systems, estimated annual generation (kWh) is reported as the same in each year based on this methodology.



**Table 3. FY18 LL45 report solar generation: Original published amounts and corrected updated amounts (in kWh)**

Facility	Service Address	Agency	Original FY14 solar generation	Updated FY14 solar generation	Original FY15 solar generation	Updated FY15 solar generation	Original FY16 solar generation	Updated FY16 solar generation	Original FY17 solar generation	Updated FY17 solar generation	Original FY18 solar generation	Updated FY18 solar generation
Brooklyn Army Terminal	140 58th St	DCAS	0	117,384	0	117,384	0	117,384	0	117,384	0	117,384
Museum of Jewish Heritage	36 Battery Pl	DCLA	0	40,293	0	40,293	0	40,293	0	40,293	0	40,293
New York Hall of Science	47-01 111th St	DCLA	0	17,608	0	17,608	0	17,608	0	17,608	0	17,608
Port Richmond Water Resource Recovery Facility	1795 Richmond Ter	DEP	Same in both reports	Same in both reports	Same in both reports	Same in both reports	712,038	1,435,111	1,618,021	1,032,250	1,576,652	779,454
K224	755 Wortman Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	46,377	0	63,726	40,359	70,398
K278	1925 Stuart St	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	44,265	0	140,459	51,003	135,087
K324	800 Gates Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	79,497	0	115,530	48,299	112,007
K380	370 Marcy Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	37,081	0	98,441	40,701	91,235
K455	1700 Fulton St	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	318,063	0	488,714	235,559	517,553
K505	5800 20th Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	325,611	0	453,912	147,072	456,044
K515	6565 Flatlands Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	222,096	0	654,154	252,359	679,619
M022	111 Columbia St	DOE	Same in both reports	Same in both reports	0	146,730	0	146,730	0	146,730	0	146,730
M070	333 W 17th St	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	45,706	0	144,560	61,459	151,076
M276	55 Battery Pl	DOE	0	58,692	0	58,692	0	58,692	0	58,692	0	58,692
M470	145 W 84th St	DOE	0	50,098	0	47,820	0	54,692	0	50,788	0	49,739
Q226	121-10 Rockaway Blvd	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	49,417	0	154,203	56,534	152,897
Q237	46-21 Coldern St	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	49,621	0	265,449	105,992	273,518
Q445	48-10 31st Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	29,263	0	187,667	80,849	218,117
Q505	160-05 Highland Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	39,784	0	125,938	312,883	354,490
R013	191 Vermont Ave	DOE	0	4,695	0	4,695	0	4,695	0	4,695	0	4,695
R069	144 Keating Pl	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	71,507	0	230,566	74,250	184,507
R075	455 Huguenot Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	27,514	0	128,001	53,574	140,103

Facility	Service Address	Agency	Original FY14 solar generation	Updated FY14 solar generation	Original FY15 solar generation	Updated FY15 solar generation	Original FY16 solar generation	Updated FY16 solar generation	Original FY17 solar generation	Updated FY17 solar generation	Original FY18 solar generation	Updated FY18 solar generation
R445	85 St. Joseph's Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	56,120	0	108,657	48,021	121,908
R455	100 Luten Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	158,931	0	450,809	194,405	472,880
X131	885 Bolton Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	79,014	0	197,621	84,642	202,683
X184	778 Forest Ave	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	94,987	0	361,923	101,507	281,638
X405	3000 E Tremont Ave	DOE	Same in both reports	Same in both reports	0	155,624	166,647	329,164	313,899	317,571	300,094	299,437
X425	800 E Gun Hill Rd	DOE	Same in both reports	Same in both reports	Same in both reports	Same in both reports	0	61,602	0	115,797	53,989	123,891
X445	75 W 205th St	DOE	0	39,441	0	39,441	0	39,441	0	39,441	0	39,441
X475	99 Terrace View Ave	DOE	Same in both reports	Same in both reports	0	68,108	74,476	116,194	138,593	138,585	134,635	131,897
Ferry Maintenance Shop	1 Bay St	DOT	Same in both reports	Same in both reports	0	144,886	155,305	313,885	284,092	283,583	283,003	280,853
St. George Ferry Terminal	2 Ferry Terminal Dr	DOT	Same in both reports	Same in both reports	0	144,886	0	311,783	0	283,575	0	280,852
Staten Island Ferry Terminal	4 South St	DOT	0	69,257	0	69,257	0	69,257	0	69,257	0	69,257
Transportation Repair Shop	48-67 34th St	FDNY	0	37,211	0	37,211	0	37,211	0	37,211	0	37,211

### 3. Electricity Usage

In the original FY18 LL45 report, the electricity usage for covered facility X420 was incorrect due to another facility's electricity account was counted towards X420. This inaccuracy was not repeated in later years' reports. Also, in the original FY18 LL45 report Section 1's "Electricity Usage Trends in kWh for All Covered Facilities, Fiscal Years 2014-2018" table, the signs for the "Percent Change in Total Usage from Previous Fiscal Year" values were incorrect. See Table 4 for the original and corrected X420 electricity usage. See the corrected signs (with corrected usage amounts) in Table 5 below.

**Table 4.** *FY18 LL45 report X420 electricity usage: Original published amounts and corrected updated amounts (in kWh)*

Facility	Service Address	Agency	Original FY14 grid electricity usage	Updated FY14 grid electricity usage	Original FY15 grid electricity usage	Updated FY15 grid electricity usage	Original FY16 grid electricity usage	Updated FY16 grid electricity usage	Original FY17 grid electricity usage	Updated FY17 grid electricity usage	Original FY18 grid electricity usage	Updated FY18 grid electricity usage
X420	1300 Boynton Ave	DOE	4,116,400	1,452,400	3,835,600	1,442,800	3,660,400	1,386,000	3,680,400	1,401,200	3,479,600	1,462,000

**Table 5. FY18 LL45 report electricity usage: corrected usage and percent change signs (in kWh)**

	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
<b>Grid Electricity Usage</b>	2,753,252,522	2,768,144,806	2,767,590,007	2,806,841,424	2,762,164,316
<b>Solar Electricity Generation</b>	434,679	1,092,634	4,928,593	7,123,788	7,093,194
<b>Total Electricity Usage</b>	2,753,687,201	2,769,237,440	2,772,518,600	2,813,965,212	2,769,257,510
<b>Percent Change in Total Usage from Previous Fiscal Year</b>	-	0.56%	0.12%	1.49%	-1.59%

#### 4. Fossil Fuel and Steam Usage

The original FY18 LL45 report Section 3's "Fossil Fuel and Steam Usage in MMBtus for All Covered Facilities, Fiscal Years 2014-2018" table was mislabeled. It has been corrected to "Fossil Fuel and Steam Usage in MMBtus for All Covered Facilities, Fiscal Years 2013-2017." Also, the signs for the "Percent Change in Total

Usage from Previous Fiscal Year" values were incorrect. Lastly, due to the incorrect ownership status being attributed to certain covered facilities, fossil fuel usage amounts were incorrect due to 97 leased facilities being included in fossil fuel totals and eight being excluded. See the corrected signs (with corrected usage amounts) in Table 6 below.

**Table 6. FY18 LL45 report fossil fuel + steam usage: corrected usage and percent change signs (in MMBtu)**

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Change Over Last 5 FYs
Natural Gas	4,796,314	5,080,832	5,179,165	4,949,956	5,458,219	661,905
Heating Fuel Oil	3,271,545	3,631,729	3,631,207	1,814,017	1,795,206	-1,476,339
Total Fossil Fuel Usage	8,067,860	8,712,561	8,810,372	6,763,972	7,253,425	-814,434
Steam Usage	142,700	163,530	174,466	150,332	145,230	2,530
Total Fossil Fuel + Steam Usage	8,210,560	8,876,092	8,984,838	6,914,304	7,398,655	-811,904
Total Fossil Fuel + Steam Usage Change from Previous Fiscal Year	-	8.1%	1.2%	-23.0%	7.0%	*-9.9%

\*Percent change using Fiscal Year 2013 as base year.

## 5. Fossil Fuel Usage

Due to the incorrect ownership status being attributed to certain covered facilities, fossil fuel usage amounts were incorrect due to 97 leased facilities being included in fossil fuel and steam usage totals, and eight being excluded. Please see Table

6 below for the comparison of the gross fossil fuel usage totals between the original published report and the corrected updated report. See Table 7, Table 8, and Table 9 for a gross comparison of fossil fuel usage by energy type.

**Table 7. FY18 LL45 report fossil fuel + steam usage: totals comparison between original published and corrected updated (in MMBtu)**

	FY13	FY14	FY15	FY16	FY17	FY13 to FY17 Delta
Original published report	10,650,570	11,452,841	11,721,706	9,242,964	9,629,208	-1,021,362
Corrected updated report	8,210,560	8,876,092	8,984,838	6,914,304	7,398,655	-811,905

**Table 8. FY18 LL45 report fossil fuel usage: heating fuel oil totals comparison between original published and corrected updated (in MMBtu)**

	FY13	FY14	FY15	FY16	FY17	FY13 to FY17 Delta
Original published report	3,624,291	3,722,794	3,746,054	1,882,462	1,858,330	-1,765,961
Corrected updated report	3,271,545	3,631,729	3,631,207	1,814,017	1,795,206	-1,476,339

**Table 9. FY18 LL45 report fossil fuel usage: natural gas totals comparison between original published and corrected updated (in MMBtu)**

	FY13	FY14	FY15	FY16	FY17	FY13 to FY17 Delta
Original published report	5,246,111	5,682,153	5,796,829	5,488,729	5,959,326	713,215
Corrected updated report	4,796,314	5,080,832	5,179,165	4,949,956	5,458,219	661,905

**Table 10. FY18 LL45 report fossil fuel usage: steam totals comparison between original published and corrected updated (in MMBtu)**

	FY13	FY14	FY15	FY16	FY17	FY13 to FY17 Delta
Original published report	1,780,168	2,047,894	2,178,823	1,871,773	1,811,552	31,385
Corrected updated report	142,700	163,530	174,466	150,332	145,230	2,530

## 6. Envelope Assessment

Eighteen City-owned covered facilities referenced in the original FY18 LL45 report Section 4 were mistakenly identified as having undergone an envelope

assessment as part of the Deep Energy Retrofit Program. See Table 11 for list facilities incorrectly listed as having undergone an envelope assessment in the original published report.

**Table 11.** *FY18 LL45 report envelope assessments: facilities which incorrectly had listed assessments in original published report*

Facility	Address	Agency
Bronx Bergen Building	1932 Arthur Ave	DCAS
K069	6302 9th Ave	DOE
K246	72 Veronica Pl	DOE
K440	883 Classon Ave	DOE
K470	600 Kingston Ave	DOE
K660	145 Pennsylvania Ave	DOE
M125	425 W 123rd St	DOE
M189	2580 Amsterdam Ave	DOE
M501	2005 Madison Ave	DOE
Q005	50-40 Jacobus St	DOE
Q208	74-30 Commonwealth Blvd	DOE
Q520	45-35 Van Dam St	DOE
X015	2195 Andrews Ave	DOE
X102	1827 Archer St	DOE
X425	800 E Gun Hill Rd	DOE
X440	100 W Mosholu Pkwy S	DOE
Bellevue Hospital	462 1st Ave	H+H
Lincoln Hospital	234 E 149th St	H+H

## **Within Appendices A, B, C, and D**

The address for covered facility Q298 incorrectly listed as 229-02 137th Ave. The correct address is 50-51 98th Street.

## **Within Appendix A: Covered Facilities' Electricity Usage**

A misspecification of the lower bounds in the color conditional formatting for the 11%-24% which included facilities that had greater than 10% but less than 11% (e.g., 10.7%) resulting in 14 additional covered facilities being colored orange when they should be colored yellow. Section 1's report text reflects the correct number of facilities for each percentage group since it was calculated based on percentages as opposed to the color of the cells.

## **Within Appendix C: City-Owned Facilities' Fossil Fuel Usage**

A printing transcription error resulted in 174 covered being excluded from the original published version of report. These covered facilities were included in the fossil fuel analysis within Section 3 of the original published report.

## **Within Appendix D: City-Owned Facilities' Building Envelope Status**

An outdated version of table was published by mistake.

All errata listed above have been corrected in the updated published version of the report.



# DCAS

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