

AKAM Associates and PMG Host Successful ‘Taking Your Building Green’ Seminar

On Thursday evening, October 22, 2009, AKAM Associates and Project Management Group, Inc. (PMG) jointly sponsored an informational seminar entitled, ‘Taking Your Building Green.’ More than 50 participants attended this free, two-hour event, which was advertised and open to all AKAM Associates client Boards as well as the entire New York residential cooperative, condominium, and condop community as part of ALSI’s ongoing program of informational programs. Organized and moderated by AKAM Associates Director and PMG Senior Project Manager Doug Weinstein, the seminar featured guest speakers Bill Jebaily, President of Aggressive Energy and Mechanical Group; Stanley Fishbein, Principal of CapQuest Group, LLC; ALSI Chief Executive Officer Leslie Kaminoff; and PMG Principal Mark Weil. The purpose of the seminar was to introduce the options of buildingwide heat sensors and alternative heating fuels, the various financing options for taking a New York residential building green, and especially the PMG/Energy Smart Industry LED Lighting Program.

In his presentation, Mr. Jebaily reviewed the benefits of buildingwide heat sensors over the more common heating control in use today in larger buildings, (which typically run the burner based on outside temperature), and the ecological advantages of renewable energy in the form of biofuel, as two ways to go green. Following Mr. Jebaily, Mr. Fishbein informed the group about the various municipal and governmental programs that offer financing, rebates, and other incentives for investing in and implementing buildingwide sustainability projects.

Of greatest interest was the presentation by ALSI CEO Leslie Kaminoff and PMG Principal Mark Weil about the benefits of LED lighting as a greening initiative, which include:

1. **High energy efficiency.** Industry estimates of potential energy savings using LED lighting range from 80% to 93% over the use of incandescent, halogen, and fluorescent bulbs.
2. **Long Life.** Some LEDs are projected to produce a long service life of about 100,000 hours. Compare this to standard incandescent bulbs that can last between 1,000 and 2,500 hours, halogen bulbs between 3,000 and 6,000 hours, and compact fluorescent bulbs 8,000 to 15,000 hours, and the savings are obvious. Usage will determine the actual numbers, but at very least, a lifespan of 6 to 8 times longer than any other lighting source is available using LED lighting.
3. **Range of Colors.** LEDs are available in a range of colors, including white light.
4. **Sustainability.** LED lighting contains no mercury, uses far less energy than other lighting, and results in no ultraviolet emissions.
5. **Durability.** LEDs are highly rugged. They have no filament that can be damaged.
6. **Design Flexibility.** LED lighting can be produced in any configuration that an application demands.
7. **Additionally, LEDs light instantly, can be easily dimmed, and operate silently.**

With regard to the PMG/Energy Smart Industry LED Program, seminar participants were introduced to the program benefits, including the ability to retrofit eco-friendly LED lighting in all public areas of a building at no cost to the property AND with guaranteed savings immediately and over time. The program begins with a full-property lighting audit and analysis of existing lighting and energy use, and then designs an LED lighting solution specific to the building’s requirements. In addition to the desirability of highly sustainable LED lighting, the program’s primary attractions are that there is no up-front investment required on the part of the property, and the program’s guarantee of significant energy cost savings.



Event organizer AKAM Associates Director of Operations and PMG Senior Project Manager Doug Weinstein moderates the seminar.



PMG Principal Mark Weil demonstrates the benefits of LED lighting.