



110 South Albany Street
Ithaca, New York 14850
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from Ian's desk



My 88-year-old Mom was visiting us in Ithaca four weeks ago, and fell and broke her hip. A few days ago she was discharged from the hospital and has started rehab. She is basically learning to walk again, step by step.

Through it all, she has been a model of hard work, humility, and gratitude. And what has been her highest priority? Getting an absentee ballot so she can vote!

I'm trying to draw some lessons from it all, I guess something about the power of hard work and the power of humility and the power of gratitude. And make sure to get out and vote!

-Ian Shapiro, *President*

news update

- Taitem attended the Sustainability Outreach Session this fall for the Town of Ithaca and has plans to support and contribute to the committee for ways to reduce the town's greenhouse gas emissions. Taitem helped the City of Ithaca assess its progress toward their GHG reduction goals and created clear records of data sources to facilitate future progress reports.
- A ribbon-cutting marked the official opening of the newly renovated and expanded Franziska Racker Centers main campus on Wilkins Road. The center added 9,000 square feet for a learning center, renovated preschool classrooms, a conference room, and office spaces. Taitem provided the engineering design services for this expansion project.
- President Ian Shapiro's article, "Energy Audits, Improvements in Small Office Buildings," was published in the October 2012 edition of the ASHRAE Journal.
- Taitem is providing Section 179D (Energy Policy Act) tax deduction compliance certification services for existing or new construction commercial buildings and their energy efficient system investments. Since these incentives can be garnered retro-actively until 2006, taxpayers could be eligible for prior investments as well. If you have questions, please contact us.

in the field



Yossi checks out the solar thermal install for the City of Ithaca at Cass Park.



Javier's daughter Juliana Rosa stopped by our office for the day to be our guest field inspection engineer.



Bill hauls the last piece of lumber for a roof extension at a solar PV install.

featured projects



Magnolia House | Ithaca, NY

Taitem provided MEPS design, construction services, and Special Inspections for this new development that will offer homeless women housing and support services that focus on building life skills. Construction is under way.



Lime Hollow Community Center Cortland, NY

While Taitem's design team works on the MEPS design, our Green Building Services department is doing an energy model for this net zero building to determine the quantity of solar PV that will be needed to offset the total energy usage of the building.



City of Ithaca | Ithaca, NY

Taitem replaced an existing back-up generator at Fire Station #6 (West Hill) and installed new back-up generators at the Streets and Facilities building and City Hall. At City Hall, Taitem provided the structural engineering to allow the generator to be placed on the roof of the building.

department update

Our **Training Department** is providing a workshop as part of the new TC3.biz "Green Energy Technology" workshop series. During the workshop, entitled "[Green Building Design](#)," students will learn the principles and elements of outside-in design exploring the benefits of designing from the perimeter of the building site and proceeding inward to the center of the building. Students will arrive at designs that minimize building energy usage and promote a conscious interaction with nature. The course will be led by President Ian Shapiro and runs **November 6-8 at TC3's Nancy S. Lieberman Extension Center on the Ithaca Commons.**

Our **Research Department** started work on two houses for NYSERDA's Deep Energy Retrofit project. Retrofitting is already underway at one of the houses and we will begin work on the other toward the end of October. Our partners at Snug Planet reported that, so far, **we've dropped air leakage in the first house by 40 percent.** Stay tuned for more updates.

The **Design Department** has been working on some exciting new projects including a **new net zero energy building for the Lime Hollow Community Center in Cortland, NY.** Senior Electrical Engineer Myron Walter has been providing support for the replacement of an existing back-up generator at Fire Station #6 (West Hill) and installing new back-up generators at the Streets and Facilities building and at City Hall in Ithaca, NY. The [design team](#) is also supporting the Solar PV department on several projects.

The **Green Building Services** department, in collaboration with the Community Environmental Center, is **working on LEED certification for 7 buildings in the NYC area.** As part of a NYSERDA Flextech project, we are finishing up a Retro-Commissioning project in NYC, to enable the building to comply with [Local Law 87](#). Final testing for the 500,000 SF IRS building on Long Island will be accomplished this month, commissioning the replacement of their energy plant. Taitem has also been reviewing energy audits and contracts for the Energy Performance Contracting Consulting (EPCC) work for the Lucas Metro Housing Authority in Toledo Ohio and finding ways to improve the quality of the energy improvements there.

The **Energy Auditing Services Department** continues to **provide no-cost energy audits for both large and small commercial buildings and small businesses.** We are also providing compliance reports and consulting services for [NYC Local Laws 84 and 87](#). Partner Umit Sirt, PE was invited to speak at Carrier's Midwest Engineering Conference this fall. Umit presented HVAC system selection for envelope dominated buildings with emphasis on Variable Refrigerant Flow (VRF) systems. We are a partner in New Jersey's Clean Energy Program, Pay for Performance. This program provides incentives towards whole-building energy improvements. The **NJ Economic Development Authority is offering low interest loans** to Pay for Performance participants with an approved energy reduction plan.

The **Quality Assurance Department** will be leading the Multifamily Energy Performance Portfolio Quality Assurance Service contract for NYSERDA for another 5 years! Also, in recognition of Taitem's experience and expertise in multifamily energy audits, Daniel Cogan, PE was invited by the Building Performance Institute (BPI) to serve on Working Group 10, which is developing a new national **Standard Practice for Multifamily Building Energy Auditing.**

services update



Taitem Solar Systems will be adding solar leasing options to our service offerings in the coming months.

The team has been working around the state and right in our backyard where they recently completed the installation of a 6.7 kW solar photovoltaic (PV) array on the roof at 109 S. Albany Street to further the building's progress toward net-zero energy consumption.



Taitem installed 28 solar panels which will produce around 6,600 kWh per year. This array will provide approximately 110% of the building's current electricity usage. If you are in the neighborhood, come check out the panels and stop by for a tour of our building. Check out photos of our other installs on our Facebook page.



The solar panels go up at 109 S. Albany Street, Ithaca



Synairco, with the help of Air Innovations, has completed the design of a 5-ton air conditioner, its second generation unit. Synairco was recently named one of the top 50 privately held green companies in New York by [Green Capital Empire](#). Synairco was also a semi-finalist in the Cleantech Open, a national start up competition, a finalist in the Northeast region, and a semifinalist in the Global Cleantech Cluster Associations Later Stage Awards. Synairco is currently looking to raise a seed round of investment to fund the demonstration of its second generation unit. For more information, contact Crista Shopis at cshopis@synairco.com



Aeroseal of Ithaca, A Division of Taitem Engineering, P.C., is currently sealing ventilation shafts in a 14-story, 200-unit multifamily building in Manhattan. The building has 28 masonry ventilation shafts that were full of leaks, to the point where the exhaust ventilation was barely working. The work on the ducts, of which Aeroseal is a critical part, will substantially improve the ventilation in this senior apartment building. In mid-November, Aeroseal of Ithaca will be sealing the ducts in a 6-story, 100-unit multifamily building in Queens.



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office locations

**110 South Albany Street
Ithaca, NY 14850
(607) 277-1118**

71 Perrine Street, Auburn, NY 13021
365 Town Line Road, Hermon, NY 13652
5625 Route 812, Ogdensburg, NY 13669
480 North Street, Williamstown, MA 01267

team taitem

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|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Tim Allen
<i>Senior Energy Analyst</i> | Allen Quirk
<i>Office Administrator</i> |
| Yossi Bronsnick, PE, SE,
LEED AP
<i>Senior Engineer, Structural
Design Department Manager</i> | Javier Rosa, PE
<i>Senior Engineer, Structural</i> |
| Mahbud Burton
<i>Energy Analyst</i> | Rob Rosen, LEED AP
<i>Senior Energy Analyst</i> |
| Dan Cogan, PE
<i>Senior Engineer</i> | Courtney Royal, LEED AP
<i>Energy Analyst</i> |
| Dave Dayan
<i>Associate Engineer</i> | Theresa Ryan
<i>Project Coordinator</i> |
| Dominick DeLucia
<i>Engineering Associate</i> | Fred Schwartz
<i>Senior Engineer</i> |
| Susan Galbraith
<i>Senior Energy Analyst</i> | Jan Schwartzberg
<i>Business Development and
Information Manager</i> |
| Arthur Godin
<i>Business Manager</i> | Ian Shapiro, PE, LEED AP
<i>President</i> |
| Nate Goodell
<i>Project Engineer</i> | Scott Shipley
<i>Senior Energy Analyst</i> |
| Evan Hallas
<i>Energy Analyst</i> | Crista Shopis, LEED AP
<i>Senior Engineer</i> |
| Jim Holahan
<i>Energy Analyst</i> | Umit Sirt, PE, BEMP,
HBDDP, CEM
<i>Senior Energy Engineer
Energy Audit Services Department
Manager</i> |
| Joy Joseph
<i>Maintenance</i> | Lou Vogel, PE, LEED AP
<i>Vice President
Green Building Services
Manager</i> |
| Betsy Jenkins
<i>Senior Energy Engineer</i> | Jordie Van Ham
<i>IT Support Specialist</i> |
| Bill King
<i>Project Engineer</i> | Myron Walter
<i>Senior Engineer, Electrical</i> |
| Nick Kirk
<i>Project Engineer</i> | |
| Beth Mielbrecht, PE
<i>Senior Engineer
Training Department Manager</i> | |

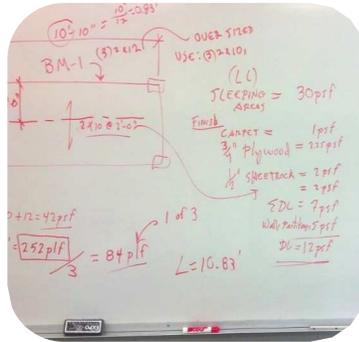
community news

- Taitem is a proud sponsor of Lansing Cats Swim-a-thon! Nearly 60 local, young athletes will participate in a fundraising swim-a-thon to benefit the Ithaca non-profit group Mira's Movement.

- Taitem donated to our dedicated cyclists on staff who participated in the 14th Annual, AIDS Ride for Life. The ride is a 42, 50, 90 or 100 mile bicycle ride around Cayuga Lake. Cyclists raise funds for the Southern Tier AIDS Program so it can continue to provide supportive services to HIV+ persons and prevention education.



- Partner and Senior Structural Engineer Javier E. Rosa is teaching a course at TC3 this semester. Part 1 of two courses introduces students to basic drafting techniques and proficiency in construction drawings. Javier takes photos of his calculation notes in class for students to reference. The class runs Tuesdays and Thursdays from 8-11:20am.



- Project Engineer, Nick Kirk, completed the Ironman at Lake Placid. The Ironman is one of a series of long-distance triathlon races organized by the World Triathlon Corporation (WTC) consisting of a 2.4-mile swim, a 112-mile bike and a marathon 26.2-mile run, raced in that order and without a break. Congrats to our dedicated athlete!

- Team Taitem participated in the 19th Annual Cancer Resource Center Walkathon & 5K Run on Saturday,

October 13th. A beautiful day and a great turnout!

- Team Taitem was at the Gorges Green Expo this year, talking with community members about our services.



staff highlights

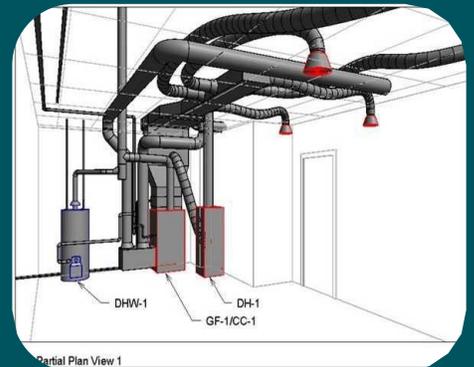
Congratulations to our staff and thank you for all of your efforts!

Taitem's project engineer Nate Goodell passed the Associate Commissioning Professional (ACP) certification exam. It is the mark of a dedicated and goal-oriented commissioning professional.

Senior engineer, Beth Mielbrecht, passed her professional engineer licensing exam.

Design department manager and senior engineer Yossi Bronsnick passed the structural engineer licensing exam. Yossi holds a Bachelor and Master of Science, Civil and Environmental Engineering, from Cornell University.

Partner Umit Sirt has earned the Building Energy Modeling Professional certification from ASHRAE. This certification attests to an individual's ability to evaluate, choose, use, calibrate and interpret the results of energy modeling software when applied to building and systems energy performance and economics.



Taitem is expanding its 3-D design capability using Autodesk's Revit software. Here is an example created by our Engineering Associate **Dominick DeLucia**.