



ACTUAL PROJECT

NYC Manhattan Multifamily

Building-to-Grid investment screening for Local Law 97 compliance and lifecycle value

BUILDING Multifamily	LOCATION Manhattan, NY	PRIMARY DRIVER LL97 + economics	STUDY FOCUS Portfolio screening
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Decision Challenge

The owner needed a cost-effective pathway to reduce building emissions and Local Law 97 exposure without assuming that every low-carbon technology would create economic value. The study therefore had to compare compliance, lifecycle economics, grid constraints, and technology timing in one investment framework.

How the LovEnergy Platform Was Used

The LovEnergy Platform brought the existing building energy profile, technology assumptions, lifecycle economics, interconnection constraints, and grid-program considerations into a common screening workflow. **LovEnergy expert review interpreted the results against LL97 timing, equipment replacement cycles, and practical investment sequencing.**

BUILDING INPUTS Existing loads + operating profile	TECHNOLOGY SCREEN 10+ efficiency, DER + electrification measures	GRID AWARENESS Interconnection + grid programs	ECONOMICS Lifecycle value + positive-NPV signals	ROADMAP Advance / defer + sequence
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LovEnergy Platform Capabilities Demonstrated

MULTI-TECHNOLOGY SCREENING Compared building efficiency, heating, solar, CHP, battery and electrification measures using consistent assumptions.	REGULATION + ECONOMICS Evaluated decarbonization measures against both LL97 exposure and lifecycle value instead of emissions alone.	GRID-AWARE SEQUENCING Included interconnection and grid-program assumptions so DER recommendations reflected real grid constraints and upside.
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Investment Signals from the Platform Screen

OPPORTUNITY	PLATFORM SIGNAL	WHY IT MATTERED	DECISION IMPLICATION
CHP	Positive NPV	Combined energy / emissions value under project assumptions	Advance for detailed technical and commercial validation.
Battery storage	Positive NPV	Grid-side considerations improved the investment case	Validate interconnection, dispatch and program assumptions.
Boiler replacement	Positive NPV	Supported emissions reduction with lifecycle value	Coordinate with asset condition, LL97 timing and replacement cycle.

Client Value and Building-to-Grid Decision

WHAT THE PLATFORM CHANGED - Separated carbon-reduction measures from those that also created strong lifecycle value. - Made grid/interconnection assumptions part of the investment screen rather than a downstream surprise.	OWNER / MANAGER VALUE Provided a financially informed LL97 and capital-planning pathway, reducing regulatory exposure while avoiding measures with weak lifecycle value or unnecessary grid risk. BUILDING-TO-GRID DECISION Advance the strongest measures for detailed engineering and sequence DERs around LL97 timing, asset replacement cycles, and interconnection feasibility.
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