

The Empire Building Challenge

Informational Webinar PON 4987
EBC Cohort 2: Real Estate Partnerships

Agenda

- Empire Building Challenge overview
- Goals of current solicitation
- Eligibility requirements
- Funding opportunity
- Application requirements
- Evaluation criteria
- Timeline and process
- Q&A

Empire Building Challenge

A \$50 million NYSERDA investment to:

1. Accelerate private sector commitment and investment in carbon reduction, working with large portfolio owners.
2. Enable replication and scale across NY's existing large commercial/multifamily building stock.
3. Spur economic development by making NY a global hub for low carbon retrofits.
4. Drive innovation to meet the needs of NY's large commercial/multifamily building stock.



Goals of this solicitation

- Establish partnerships between teams of real estate owners and MEP engineers and NYSERDA to **test innovative thermal solutions in high-rises**.
- Test innovative thermal solutions, including but not limited to: heat recovery, thermal storage, advanced heat pumps, low temperature hydronics, advanced system integrations, etc.
- Develop **replicable solutions** for decarbonizing thermal loads for high-rise buildings.

Eligibility

- **Team:** Applicants must consist of a team made up of a real estate owner, developer or manager **AND** a Mechanical Electrical and Plumbing (MEP) engineering firm.
- **High-rises:** The real estate partner must advance one or more high-rise (20+ stories) buildings in their application.
- **Public commitment:** The real estate partner must make a public commitment to achieve carbon neutrality in the building(s) advanced by 2035.
- **MEP Lead:** An MEP firm can apply to the program in partnership with one or more real estate partners.

Eligibility criteria for buildings

- Eligible buildings are multifamily/commercial buildings **20 stories or taller**.
 - ❖ Other building types including dormitories, healthcare, institutional, industrial and hospitality, are not eligible.
- Proposed building(s) must have **a major capital event** occurring within the next four years, such as a heating/DHW system replacement, large tenant turnover, or building repositioning.
- All buildings that are included in the Application must be located in New York State and contribute to the electric system benefit charge (SBC).

Funding opportunity for selected partners

- Technical assistance:

- ❖ Receive up to **\$100,000** in technical assistance funding.
- ❖ Funding can be used to develop a carbon neutrality roadmap, design a low carbon retrofit proposal, etc.

- Implementation funding:

- ❖ Cohort 2 partners **will be eligible** to submit proposals for implementation of low carbon retrofits.
- ❖ Can receive up to **\$3 million** in support.
- ❖ Competitive funding opportunity will be released for both EBC Cohort 1 and 2 partners early October 2022, with proposals due mid-November.

Cohort 2 selection: application due date

**Tuesday,
May 24, 2022
by 3pm EST**

Cohort 2 selection: application requirements

Applicants must submit:

1. Applicant team description
2. Portfolio description
3. Proposed buildings
4. Carbon neutrality roadmap and retrofit project concept(s)
5. Public commitment
6. Attachment A: Data Collection Form

Application requirements

1. Applicant Team Description

Describe the organizations that make up the Team:

- a) What is each organization's role?
- b) Who are the primary people from each organization that will work on the EBC?
- c) Briefly describe each organization's interests and results to date working on building decarbonization, and how the proposed teaming arrangement brings value to the proposed retrofit project.
- d) How will New York State investment in this team accelerate market adoption of building decarbonization solutions?

Application requirements

2. Portfolio

Describe the Team's portfolio, including:

- a) Square footage
- b) Location
- c) Building typology
- d) Height.

Application requirements

3. Proposed Buildings

Describe the building(s) that are being advanced through the EBC including:

- a) Age, building systems, and areas of opportunity for building decarbonization.
- b) What are the primary heating, cooling, ventilation and domestic hot water systems located in the Building and how do they interconnect?
- c) Highlight major thermal systems that are nearing end of useful life, and provide a timeline for system upgrades, or timeline of an upcoming repositioning or tenant turnover.

❖ The identified building(s) must have a major capital event occurring within the next four years, such as a heating/DHW system replacement, or building repositioning.

Application requirements

4. Carbon Neutrality Roadmap and Retrofit Project Concepts

- a) **Provide a summary carbon neutrality roadmap:** High-level summary and description of your **phased approach** to achieve carbon neutrality at the proposed building(s), highlighting individual Energy Conservation Measures (ECMs) and/or building electrification strategies, their **implementation order, and general timeline.**
- b) **Provide a conceptual overview of retrofit project(s) you would like to deploy through EBC:**
 - a) Overall retrofit project costs and level of potential private investment
 - b) **What is novel or new that this Team seeks to achieve through this retrofit project, if it receives funding support from the Empire Building Challenge?**

Application requirements

5. Public Commitments

All members of the Team must state their commitments to carbon neutrality, and whether the commitment applies to just the proposed Building(s) or a broader portfolio. The public commitment will be posted on the NYSERDA website. The commitment should include the following:

- a) Site Energy Use Intensity (EUI) target, below 2010 baseline year
- b) Carbon neutrality target year (no later than 2035)
- c) Commitment to transparency and sharing of retrofit project information for knowledge transfer and education purposes.
- d) Name and address of building(s) committed to carbon neutrality

Application requirements

6. Attachment A: Data Collection Form

All applicants must complete this attachment.

Evaluation criteria

Criteria
1. Team, Commitments, and Investment
Proposing Team
Carbon neutrality commitment
Commitment to eliminating fossil fuels on site
Private investment / cost-share
2. Roadmap, Buildings, and Projects
Summary Roadmap to carbon neutrality
Technology focus areas of potential low carbon retrofits, and complexity of decarbonization challenge and solutions
Height and location of buildings
3. Portfolio
Replication and market scaling potential
Size of portfolio

Timeline and process for Cohort 2 partners

June 2022

- Receive notification of selection.
- Attend a webinar to outline the Empire Building Challenge program in detail.

July 2022

- Participate in a cohort-wide kick-off meeting and relevant onboarding sessions. Onboarding will consist of two tracks:
 - ❖ **Real Estate Partners** = focus on strategic capital planning and decarbonization
 - ❖ **MEP engineers** = focus on technical approaches to decarbonization, including resource efficient electrification
- NYSERDA Technical Assistance contract with Partner is approved and funds available for use

Timeline and process for Cohort 2 partners

July – September

- Participate in **at least one Design Charrette** **before September 15, 2022.**
 - The focus for the Design Charette will be the retrofit project concepts under development by the EBC Partner.
 - Based on work in the Design Charrette, partners begin developing revised their carbon neutrality roadmap and proposed low carbon retrofit projects for submission to the funding round in October.

The Design Charette is a **collaborative, design-oriented session** utilized to explore technical and financial solutions to critical decarbonization issues in the building roadmap and the proposed low carbon retrofit projects.

Timeline and process for Cohort 2 partners

October

- Funding solicitation for low carbon retrofit project implementation is released

November

- Proposals due for low carbon retrofit project implementation funding

December

- All deliverables from the technical assistance and planning work are due.

Contact

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Questions & Answer

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