



Conversion Strategies for Large Buildings in Cold Climates

Moderator:

Jared Rodriguez / *Emergent Urban Concepts*

Panel:

Abdulla Darrat / *Renewal Construction*

Yazan Mhithawi / *Bright Power*

Miguel Gaspar / *Loring Engineering*

Rachel Carpitella / *Sustainable Westchester*

*Presented Live at the
NY-GEO 2023
Conference
Albany, New York on
April 26, 2023*

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PLATINUM - PRESENTING



TOP JOBS



GOLD



BRONZE



MIX N MINGLE



WIFI



LUNCH



SILVER



EXHIBITOR BINGO



BREAKFAST



COFFEE BREAK



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RENEWAL
CONSTRUCTION SERVICES



Omni New York LLC

BRIGHT POWER

LORING
CONSULTING ENGINEERS

WHITNEY YOUNG MANOR

354 and 358 Nepperhan Ave, YONKERS, NY

- 195 apartments originally built in 1973
- Apartments are contained within two 12-story buildings
- Concrete superstructure, brick façade on CMU back-up wall
- Original rehab in 2006 under the LIHTC program was completed by Omni New York LLC
- Original LIHTC compliance period ended in 2021, and Omni New York LLC is pursuing a LIHTC resyndication to complete a \$83.5 million (TDC) comprehensive retrofit
- Project was awarded \$5 million by NYSERDA as a part of Empire State Building Challenge
- Focus on building resilience and simplicity as the basis for an electrification model
- Comprehensive retrofit to include:
 - Full envelope retrofit—including new EIFS exterior, UPVC casement windows and roof
 - Overhaul of the existing electrical resistance heating system and window ACs to a new centralized electric heat pump plant with backup gas-fired condensing boilers
 - Full interior upgrades, including new flooring, bathrooms, kitchens, elevators, etc.







CI ER

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SUSTAINABLE WESTCHESTER



SUSTAINABLE WESTCHESTER PROGRAMS

COMMUNITY ENERGY

WESTCHESTER POWER



COMMUNITY SOLAR



BUILDING ENERGY

COMMERCIAL & ENERGYSMART HOMES



GRIDREWARDS



ELECTRIFICATION SOLUTIONS

SUSTAINABLE LANDSCAPING



CLEAN TRANSPORTATION



ZERO WASTE

RECYCLE RIGHT APP





Building Decarbonization Commercial Properties & Networks

A PROGRAM OF SUSTAINABLE WESTCHESTER

- Secured **\$1,000,000+** in competitive and non-competitive grants, tax rebates, and equipment incentives secured for clients in 2022 to fund:
 - Energy studies - baseline & conservation measure recs
 - Feasibility evaluation - technical assistance to model implementation
 - Design - shovel ready
 - Implementation - financing and contractor connections

RFQ Building Decarbonization Preferred Providers

We aim to develop a vetted list of preferred solution providers to recommend to our clients. We seek submissions detailing your qualifications for consideration to decarbonize buildings across our member municipalities.

- Questions about the RFQ are due no later than **May 5, 2023**.
- The RFQ submission deadline is **May 26, 2023**.
- For **full RFQ details** and the submission form scan the QR code.



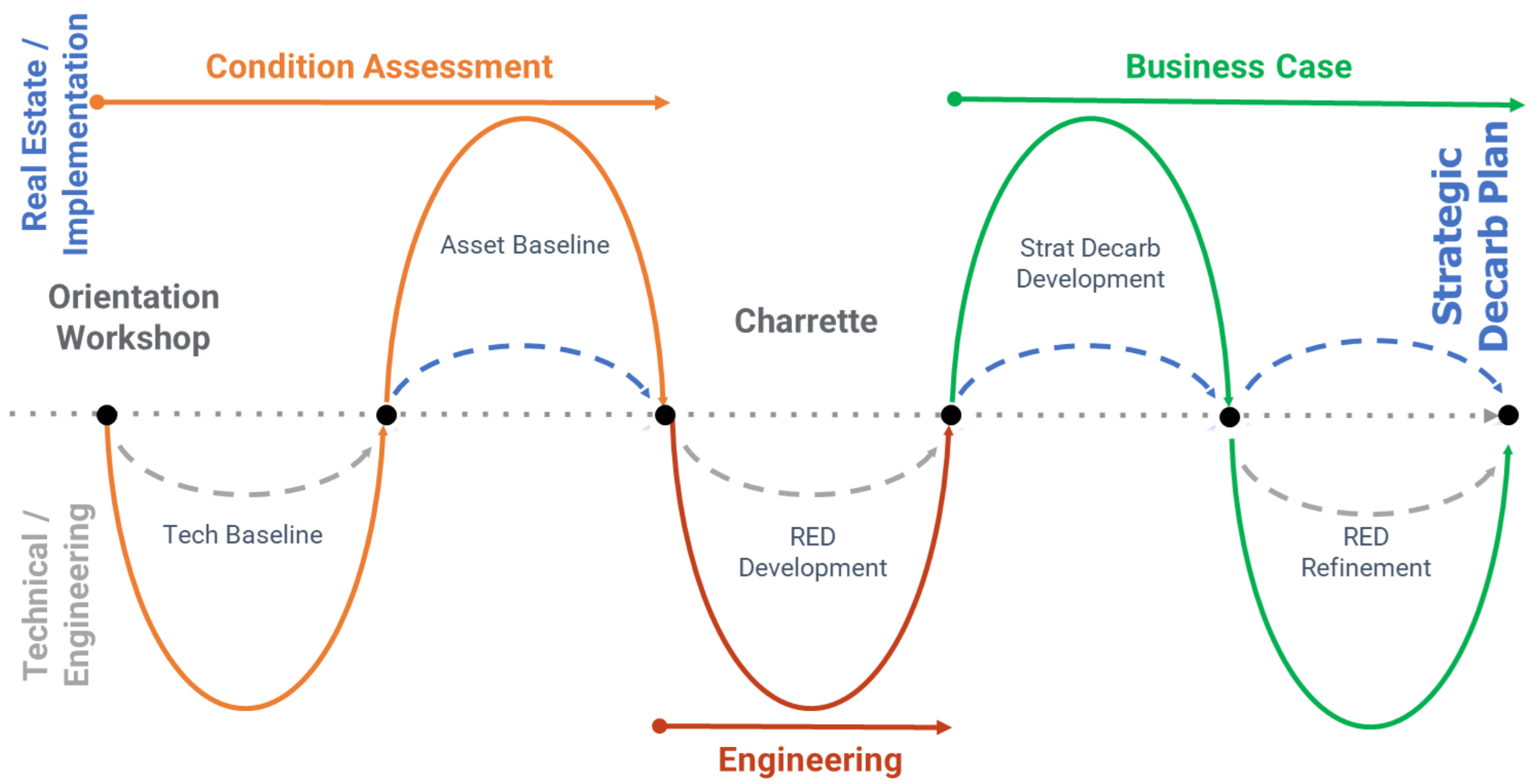
The Westchester County Clean Energy Accelerator (CEA)

In partnership with Westchester County's Office of Economic Development, The Catalyst, Sustainable Westchester is launching a program to accelerate the Clean Energy Sector.

CEA: Careers Working Group

- Connects the clean energy industry, higher education, technical trades, and job seekers to work together to identify the needs of the green local economy, accelerate a just transition, and train the climate career workforce.
- Educates the local workforce of the training and hiring opportunities already available.
- Informs businesses of opportunities to develop their clean energy offerings and potentially hire workers at a subsidized rate through the NYSERDA program.





Pathways to carbon neutrality are riddled with blind spots and misconceptions.

BLIND SPOT

SOLUTION

Simple Payback Measures → Strategic Decarb Assessment (SDA)

1:1 equipment swap → Resource Efficient Decarbonization (RED)

My Engineer says "No!" → RED (!)

Electrify everything...at once → Electrify everything... efficiently, eventually

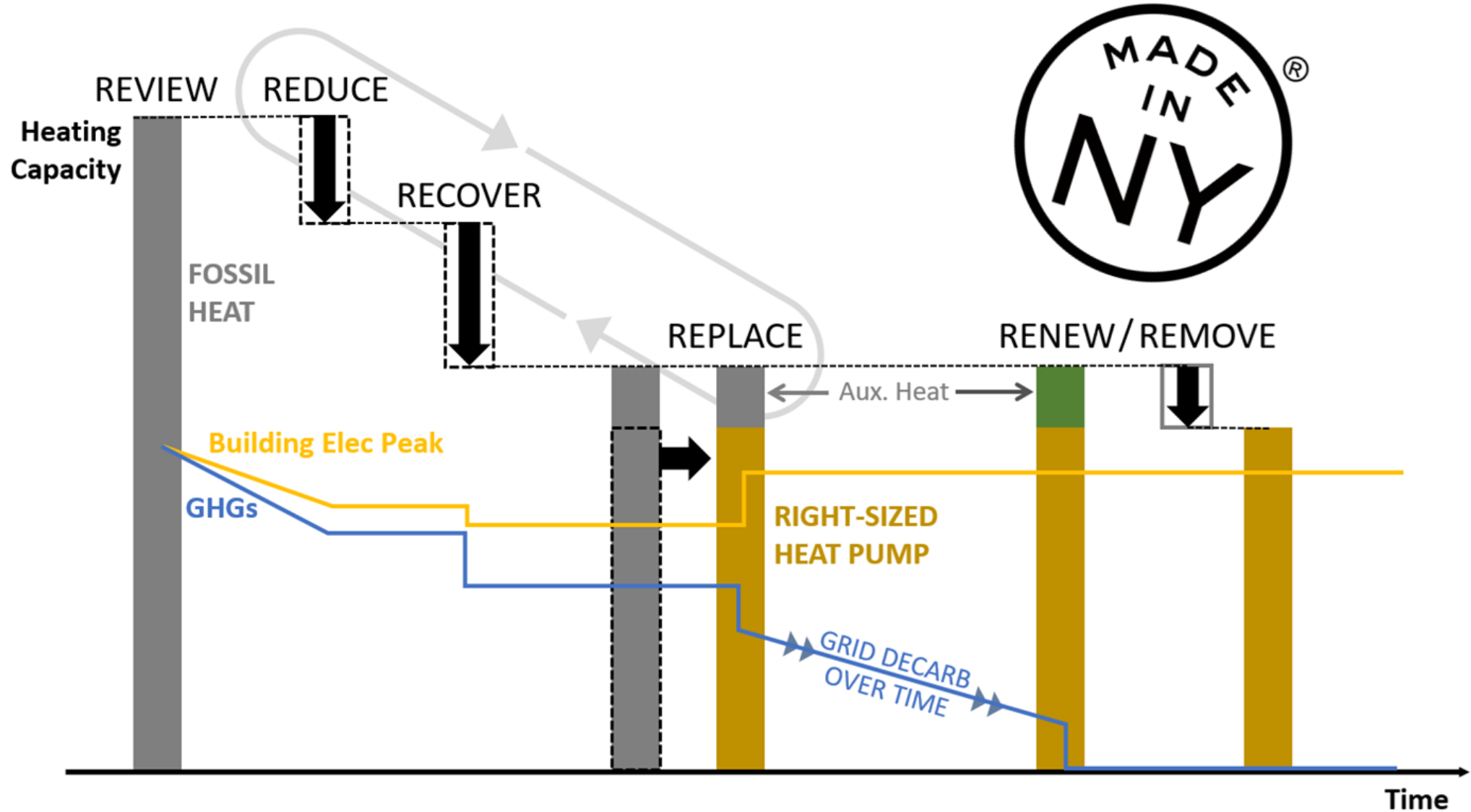
Wait for better tech to come along → Enabling steps

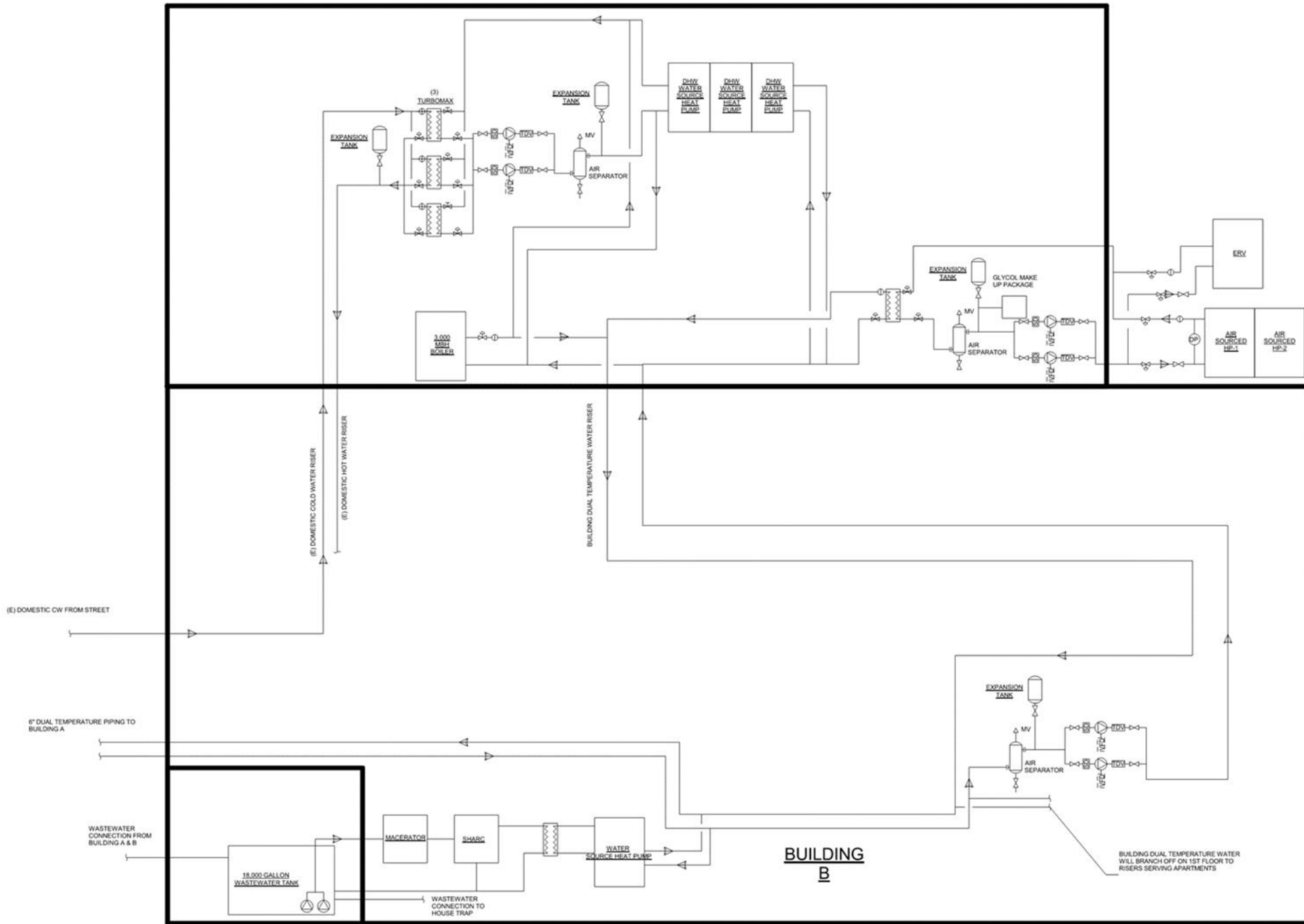
Not a tenant priority → ESG, indoor comfort and IAQ benefits

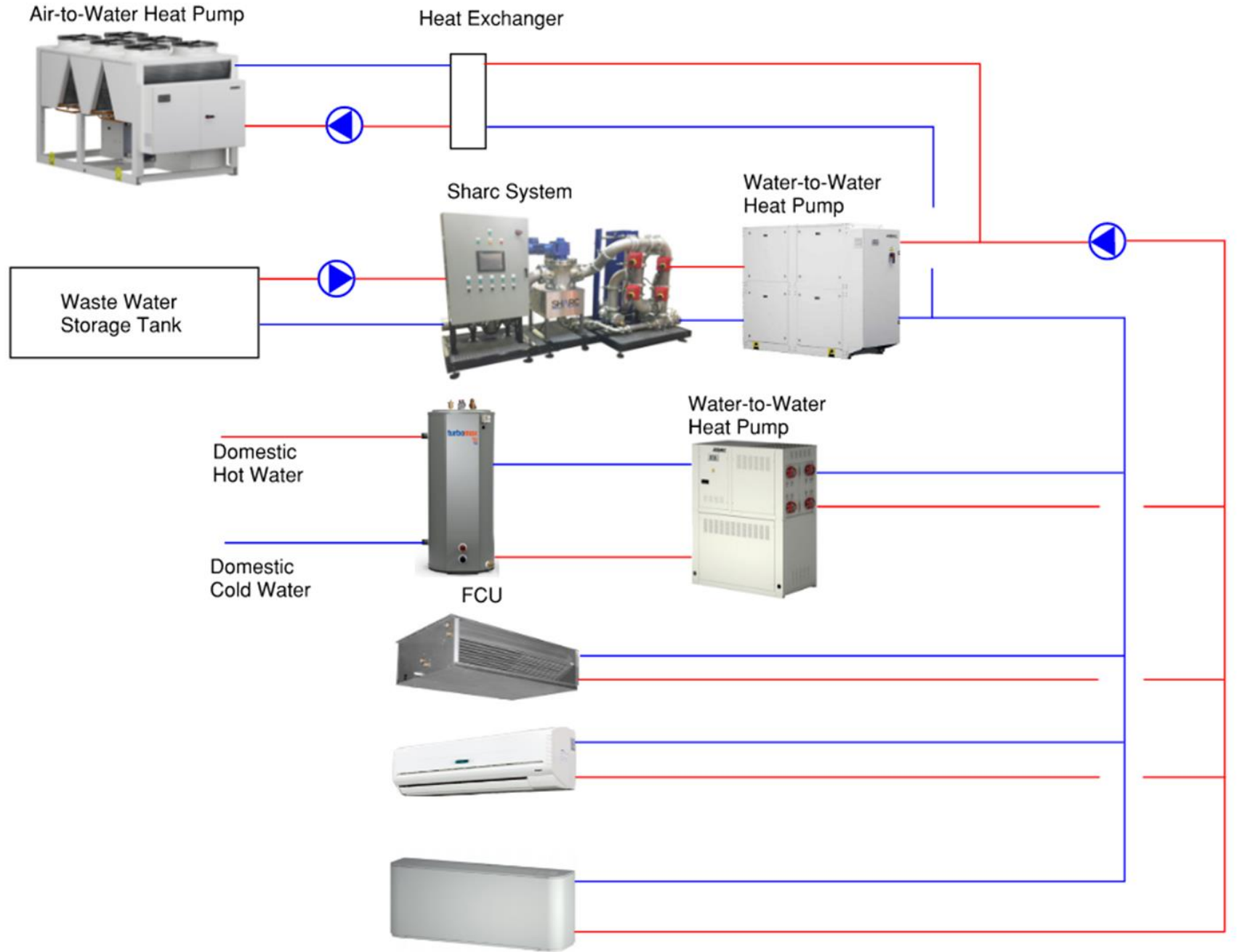
Electricity Produces Emissions → CLCPA

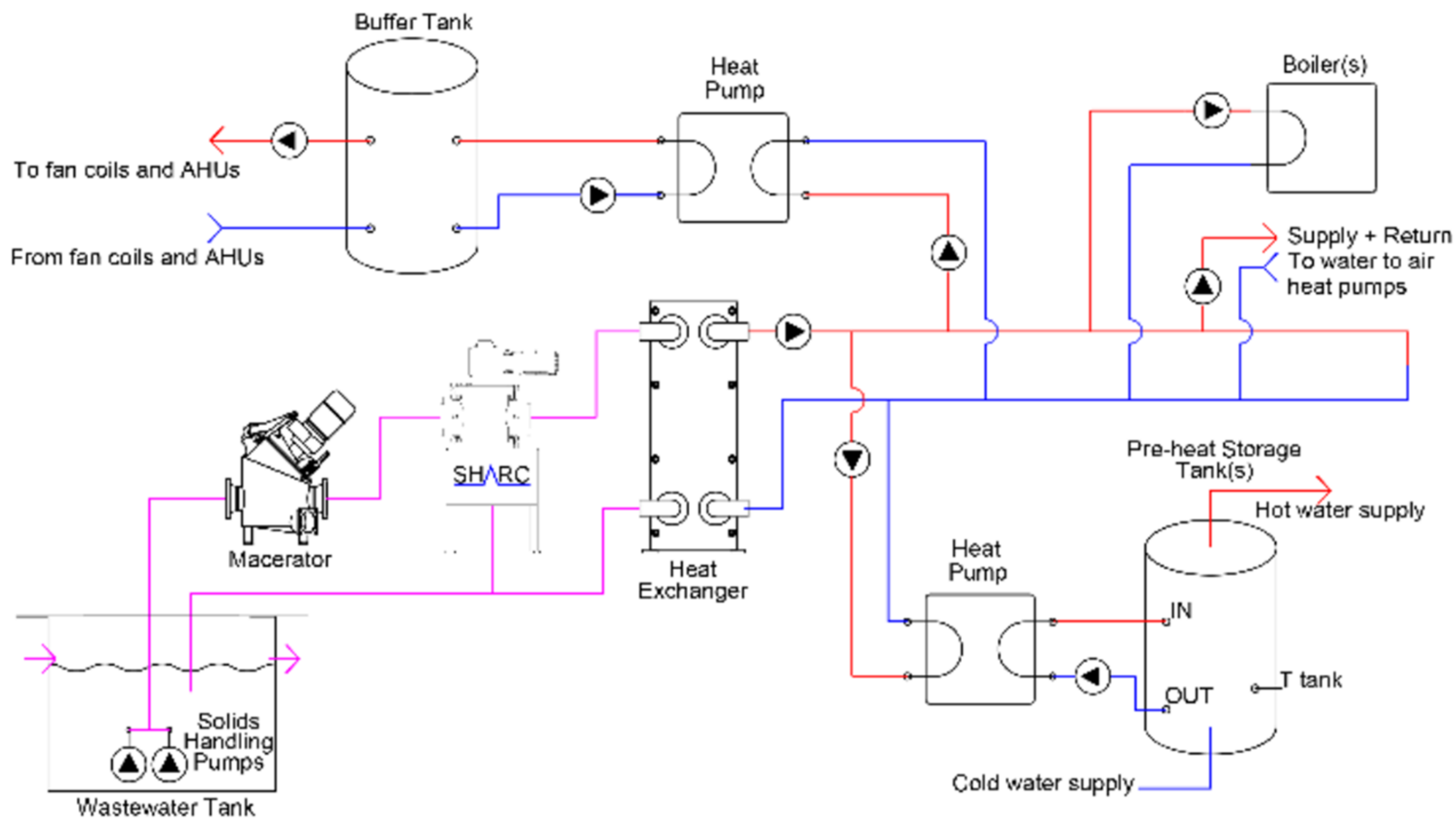
Too disruptive → Decision tree

Resource Efficient Decarbonization (RED): an incremental methodology and integrated design process combined with strategic capital planning creates a path towards carbon neutral buildings.













354 NEPPERHAN

Car Wash

SUPERMARKET

OFFICE