

ATTACHMENT D

COMMERCIAL NEW CONSTRUCTION SUPPORT – PON 3609

Applications accepted from January 1, 2021 through January 31, 2022 at 3:00 p.m. Eastern Time or until funds are fully committed, whichever comes first.

NYSERDA may provide technical and financial support to Applicants and/or their design teams to identify and install energy efficiency, electrification, and carbon reduction opportunities to achieve **Carbon Neutral Ready** levels of performance in non-residential and mixed-use new construction, change of use, and substantial renovations to existing buildings. Applicants may select a Primary Energy Consultant from a list maintained by NYSERDA or may use the services of a provider of their choice, subject to NYSERDA approval. NYSERDA also offers **Carbon Neutral Portfolio Support** through this funding opportunity.

Support Level 1 – First Look:

- For **Carbon Neutral Ready** projects of any square footage and at any design phase prior construction.
 - Projects greater than 15,000 square feet and in schematic design phase or earlier may transition to Support Level 2 upon completion of the First Look, provided the Applicant commits to a **Carbon Neutral Ready** or better design.
- Technical Support provided by a NYSERDA-approved Primary Energy Consultant:
 - Meet with the Applicant to review design phase plans or proposed equipment selections, and
 - Provide a summary of energy savings suggestions.
- NYSERDA contribution for Support Level 1:
 - Technical Support is provided at no cost to the Applicant.
 - Fixed fee schedule for Primary Energy Consultant:
 - Projects up to 10,000 SF - \$1,500
 - Projects 10,001 to 30,000 SF - \$3,000
 - Projects over 30,000 SF - \$5,000

Support Level 2 – Carbon Neutral Ready:

- For **Carbon Neutral Ready** All-Electric projects greater than 15,000 square feet that are at schematic design phase or earlier:
 - Applicants may receive a First Look prior to committing to Support Level 2 subject to NYSERDA approval, or they may participate directly in Support Level 2.
- Technical Support provided by a NYSERDA-approved Primary Energy Consultant:
 - Energy Modeling, Analysis and Report: Engage with the Applicant and project design team to identify, model and analyze potential energy savings and electrification opportunities. Include analysis of ventilation and related building envelope and HVAC system needs to optimize buildings to meet COVID-19 related health and safety guidance.
 - Integrated Project Delivery: Provide additional technical support for Applicants who incorporate and execute Integrated Project Delivery in the project design.
 - Smart Buildings: Provide additional technical support for Applicants who incorporate and execute a suite of Smart Building features in the project design and construction.
 - Embodied Carbon: Suggest, evaluate and quantify embodied carbon reduction opportunities. Prepare and submit a separate report of the embodied carbon analysis to the Applicant and NYSERDA.
- NYSERDA contribution for Support Level 2:
 - Technical Support by the Primary Energy Consultant:
 - For projects over 15,000 square feet up to 25,000 square feet NYSERDA will pay 100% of the technical support costs up to a maximum \$1.00/SF per project.
 - For projects greater than 25,000 square feet NYSERDA will pay 100% of the technical support costs up to a maximum \$200,000 per project.

- For projects seeking to reduce embodied carbon by at least 20%, NYSERDA will pay an additional 10% of the Technical Support costs to identify and quantify strategies that reduce embodied carbon.
 - Financial Support (limited to projects where the predicted energy and carbon performance level meets or exceeds the threshold of performance shown in the **Carbon Neutral Ready** definition:
 - Energy Performance Incentive: \$2.00/Square Foot of the total impacted project area. The maximum Energy Performance Incentive is up to \$750,000 per project (up to \$800,000 for PEJA Projects).

Support Level 3 – Carbon Neutral Portfolio Support:

- Applicants may choose to participate in **Carbon Neutral Portfolio Support**. **Carbon Neutral Portfolio Support** is available for technical, design, and change management support for entities positioned to influence a large volume of building projects to carbon neutrality. Applicants eligible for Support Level 3 must submit a separate application from any application for support of an individual building.
- NYSERDA Support and Contribution:
 - Refer to **Carbon Neutral Portfolio Support** eligibility, description and opportunities in Attachments E, F and G.

Definitions:

- **Carbon Neutral Ready** - projects must meet both of the following thresholds for performance:
 - The predicted energy savings for regulated loads exceed the designated baseline by at least 15% on a source energy savings basis.
 - The project excludes all fossil fuels from the building systems and equipment.
 - Building systems and equipment refers to building heating, ventilating and air conditioning (HVAC), domestic hot water (DHW), kitchen, laundry and other appliances.
 - Projects which rely on a fossil fuel fired generator for emergency use only, and/or projects which are served by an offsite fossil fuel fired central heating plant may qualify as **Carbon Neutral Ready** if fossil fuels are excluded from all other building systems and equipment.
 - NYSERDA will consider exemptions to the **Carbon Neutral Ready** rule for industrial and process loads on a case-by-case basis.
- **Designated Baseline** - ASHRAE 90.1-2016 Appendix G (as amended) or the version of ASHRAE 90.1 Appendix G under which the project is permitted, whichever is later.
- **Integrated Project Delivery (IPD)** - as defined and described in Integrated Project Delivery – An Updated Working Definition, Version 3 Updated 7/15/14, published by the American Institute of Architects California Council. Copies are available through the California Council at www.aiacc.org.
- **Smart Building** - An intelligent building which interconnects HVAC, lighting, plug loads, fire & life safety, security & access, people movement, analytics & management and smart metering to transform efficiency, comfort and safety for people and assets (source: Intel Corporation, Continental Automated Buildings Association Board Member)
 - NYSERDA offers a separate opportunity for Real Time Energy Management (RTEM) through NYSERDA Program Opportunity Notice PON 3689. Applicants planning to participate in the RTEM opportunity should confirm that their proposed Smart Building equipment and systems will meet the RTEM program requirements.
- **Substantial Renovations** – also referred to as “gut” renovation; and defined as one of the following types of projects where a registered architect or professional engineer has prepared and certified building plans for:
 - Change of use and reconstruction of an existing building or space within;
 - Reconstruction of a nature requiring that the building or space within be out of service during construction; or
 - Reconstruction of a vacant structure or space within.
- **PEJA Project** – a project site located in a Potential Environmental Justice Area (PEJA) as shown on the New York State Department of Environmental Conservation (DEC) county maps available at <https://www.dec.ny.gov/public/911.html> .