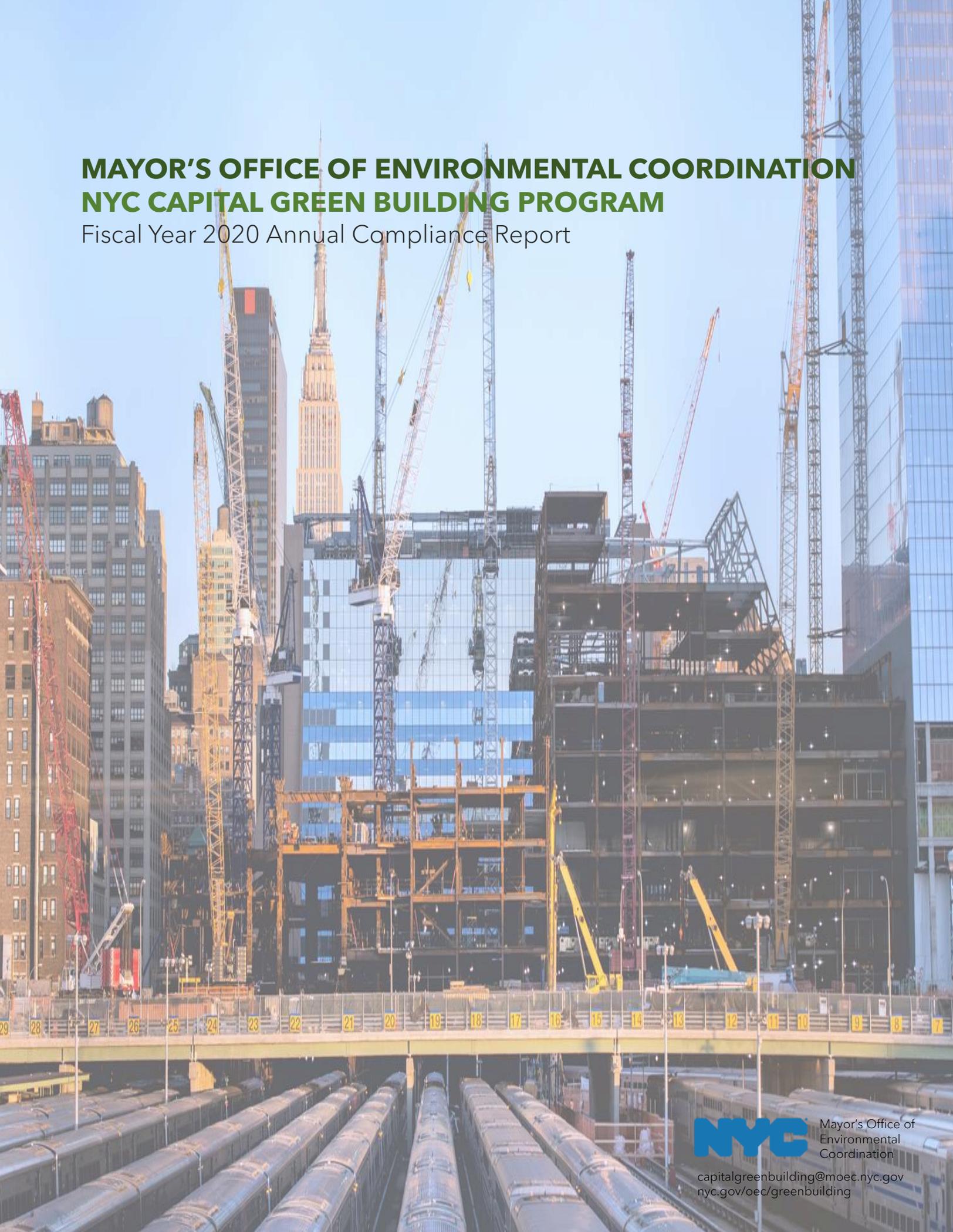


MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION NYC CAPITAL GREEN BUILDING PROGRAM

Fiscal Year 2020 Annual Compliance Report



Mayor's Office of
Environmental
Coordination

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LETTER FROM THE DIRECTOR

Hilary Semel, Director and General Counsel
Mayor's Office of Environment Coordination

Honorable Members of the New York City Council,

I am happy to report that New York City is leading by example when it comes to green building through its public investments. As required by law since 2005, and strengthened in 2016, city-funded capital projects are implementing state of the art green design and energy use standards. Together with the emission standards required for privately-owned buildings across the City by the Climate Mobilization Act, these efforts are advancing the Mayor's goal of reducing greenhouse gases 80 percent by 2050.

At the Mayor's Office of Environmental Coordination, one of our mandated duties is oversight over City Charter Chapter 9: Capital Projects and Budgets, Section 224.1: Green Building Standards, also understood as Local Laws 31 and 32 of 2016. This includes providing technical assistance to agencies, the granting of requested exemptions as warranted, the establishment of potential alternative standards, and primarily and principally, reporting the specifications of completed projects designed and constructed to the standards as required by the law. This is our submission for FY20.

The design and construction of city-funded capital projects was not immune from the disruption presented by the coronavirus pandemic. As such, the number of reported applicable capital projects completed in FY20 were notably less than what would be expected based on past reports issued by my office. Additionally, this report is not inclusive of all agencies, as information for several were not obtained for this report. Applicable information from the remaining agencies, should projects have been completed, will be included in an addendum to this report in the coming months, as we look to be as accurate as possible on capital project outcomes.

Hilary Semel



GENERAL NOTES

Overview

In 2016, the New York City Council adopted Local Laws 31 and 32 (LL31/32). These laws amended Local Law 86 of 2005 (LL86), one of the nation's first green building laws. As codified in the New York City Charter's Chapter 9: Capital Projects and Budget, Section 224.1, these laws require stringent green building design standards for city-funded capital projects, both owned by the City and other entities, and requires most of the projects that are subject to the laws to consume significantly less energy than the performance benchmarks of similar buildings and occupancy groups.

The Mayor's Office of Environmental Coordination (OEC) is authorized by Executive Order 97 to exercise the powers and duties of the Mayor in conjunction with the implementation of LL31/32 and LL86 as still applicable. OEC supports agencies to identify if their capital projects are subject to the laws and assesses and verifies subsequent compliance. OEC is required to report to the New York City Council on an annual basis the related outcomes of completed capital projects, among other reporting responsibilities.

Reporting Scope

This report contains information on the status of capital projects as currently constituted over the course of FY20, accounting for the below agencies. This includes information on respective project budget and scope specifications, project phase, determined requirements and corresponding design targets. Based on agency reporting for FY20, many projects were in predesign, design and construction phases, and a small number of projects were completed. While their applicable capital portfolios were recorded, the report only details projects that were completed in FY20 by the following agencies.

BPL	Brooklyn Public Library DCLA
DCLA	Department of Cultural Affairs
DDC	Department of Design and Construction
DEP	Department of Environmental Protection
DPR	Department of Parks and Recreation
DSNY	Department of Sanitation
EDC	New York City Economic Development Corporation
FDNY	New York City Fire Department
HHC	Health and Hospitals Corporation
HPD	Department of Housing Preservation and Development
NYCHA	New York City Housing Authority
NYPD	New York City Police Department
NYPL	New York Public Library
QBPL	Queens Borough Public Library
SCA	New York City School Construction Authority

There are prospective applicable projects from capital building agencies that are not included in this report as many agencies have been tasked with managing or supplementing coronavirus pandemic response activities. Upon alleviation of cited charges, OEC will work with such agencies to document their capital portfolios, and any applicable projects that were completed in FY20 will be recorded and included in an addendum issued to this report.

REQUIREMENTS AND PROVISIONS

Green Design

Under Charter Section 224.1, capital projects involving the construction of a new building, addition to an existing building, or the substantial reconstruction of an existing building with a budget of \$2,000,000 or more (applicable capital projects), across most building occupancy groups, are required to be designed and constructed to achieve a stringent design standard. Across most building occupancy groups, that requirement is Leadership in Energy and Environmental Design's (LEED) Gold. As per Charter Section 224.1, established alternative standards include the New York City Green Schools Guide and the version of the New York City overlay of the Enterprise Green Communities Criteria.

Energy Use Intensity

Certain city-owned projects are required to be designed as a low energy intensity building. As prescribed, low energy intensity buildings are designed and constructed such that their energy use intensity (EUI) is the less stringent of the following: (1) 50 percent of the design energy intensity of the more stringent of (a) the median source energy use intensity for similar buildings according to benchmarking data established through Local Law 84 of 2005 or (b) standards established for similar buildings according to ASHRAE 90.1-2013; or (2) A source EUI of 38 kBtu/yr per square foot of floor area for new buildings, a source EUI of 42 kBtu/yr per square foot of floor area for additions to, or substantial reconstructions of, existing buildings, reflecting standards established by the International Passive House Association.

Energy Cost Reductions

Certain non-city owned projects with budgets of \$12,000,000 or more are required to reduce energy costs to by 20 percent. Projects with budgets of \$30,000,000 or more must reduce energy costs by 25 percent. Energy costs must be reduced by an additional five percent if the payback on such investment through savings in energy cost would not exceed seven years. Capital projects that solely involve or include a system upgrade, are subject to specific requirements, dependent upon the type of project and the estimated installation or replacement cost. Further, each project involving the installation or replacement of plumbing systems with a budget of \$500,000 or more must reduce potable water consumption in the aggregate by a minimum of 30%.

Other Considerations

Projects subject to the low energy intensity provision cited above require consideration whether the design and construction as an onsite energy generating building is feasible. Further, projects that are three stories or more above grade require consideration whether the design and construction of a net zero energy building is feasible. Lastly, such projects are also required to consider the feasibility of incorporating green infrastructure in the design of the project site.



PORTFOLIO OVERVIEW

Based on outreach to the cited 15 capital building agencies, OEC received information on applicable capitals project across all development phases. This report is principally to provide an accounting of the completed projects of the previous fiscal year. However, there are several characteristics of the overall capital portfolio as currently recorded to recognize in anticipation of future standards to be met.

- Over \$5.39B accounts for the approximate applicable capital project portfolio budget based on current reporting. This investment in green capital project design will serve to advance the larger city-wide goal of reducing greenhouse gases 80 percent by 2050.
- 103 projects make up the capital portfolio for which Charter Section 224.1 is applicable. OEC will work with the management agencies of these projects where needed to promote mandated requirements and mitigate technical inquiries, and where appropriate, field and grant exemptions.
- 30 projects are expected to be designed to LEED Gold, 29 designed to LEED Certified, and 5 to Enterprise Green Communities certified. 39 projects are designated toward other standards. Collectively, these projects represent the City's commitment to green design. The future outcomes are reflective of the more stringent standards adopted through the amendments to the law in 2016.
- The applicable capital project portfolio includes a projected 40 new buildings, 24 substantial reconstructions, and 22 projects involving the installation or replacement of a major system(s). 17 projects have scopes that are still being developed and finalized.
- Across the development phases, there are 30 projects that are in pre-design, 45 in design, 21 in construction, and 7 in post construction. It is expected that more capital projects will be completed over the coming fiscal years. OEC advises projects in the portfolio to meet compliance.

Limitations: The information provided here within, including this summary and the following individual project reports, is based on information as provided by the respective agency. While the law provides specific provisions regarding building design, energy use, and cost reductions and establishes standards for prospective project outcomes, enhanced guidance and directive is needed to promote greater uniformity on tracking and recording specific design and performance metrics. Due to this, some projects' characteristics, for which reporting is legally required, are currently unavailable. The information provided here within is not inclusive of the entire portfolio as not all agencies have reported.



TABLE NOTES

Legend

Address	Site location of the specific project
Agency	Management agency overseeing and reporting on the project
CCD	City Council District where the project is located
CD	Community district where the project is located
Certification	As sought and received by the respective cited standard
Compliance notes	Explanation as required for outcomes as applicable
Cost	Total project construction cost
Design	Green building design standard built to (e.g. LEED Gold)
EEMs	Energy efficiency measures employed as applicable
EGC	Enterprise Green Communities
Energy cost	Reduction of energy cost across the project
ECR	Energy cost reduction of specific system
EUI	Design energy use intensity target achieved (kBtu/ft2)
Floor area	Gross square feet of the project area
Gallon/yr	Reduction of potable water
Green infrastructure	Projects designed and constructed to incorporate green infrastructure
Impending	Certification is expected, but not achieved prior to reporting
Incremental (\$)	Cost acquired by meeting standards above cost
Kw	Reduction in electric peak demand
Kw/yr	Reduction in monthly electric peak demand
Kwh/yr	Reduction of electric use
LEED	Leadership in Energy and Environmental Design
MIbs/yr	Reduction in purchased steam
Name	Label given to the project by the agency
NC	Project outcome is non-compliant with the law
Net zero	Project designed and constructed as a net zero energy building
Occupancy	Occupancy group for the respective project
Onsite	Project designed and constructed as a net zero energy building
(Share)	Funding contribution by the City of New York
System	Installation or replacement of a specific system
Therms/yr	Reduction in gas use for heating
Type	Project type (e.g. new building, substantial reconstruction)
---	Data not currently available, provided or applicable
*	Performance not required by law or exceeding the required standard
/	Where there is a difference: management agency/client agency
N/A	Standard or measure not applicable to the specific project
Y	Yes
N	No

COMPLETED PROJECTS

Seven applicable capital projects were completed over FY20. This output was an expected departure from that of previous years, assessed to be principally the result the coronavirus pandemic and associated response efforts such as New York State Executive Order 202 of 2020. Based on reporting of the larger citywide capital portfolio, OEC expects a greater number of projects to be completed in the coming fiscal years, pending the mitigation of disruptive factors associated with the pandemic.

Completed applicable capital projects in FY20 include the renovation of a building supporting the ambulatory services of the FDNY, the infrastructure that underlies the water treatment overseen by DEP, and the expansion of affordable housing by HPD. It is demonstrative of the spectrum of services and functions for which New York City is building green and advancing ambitious climate policy.

1. EMS 39 Renovation

Project Information						
Record Name	Agency	Address			CD	CCD
EMS 39	FDNY	265 Pennsylvania Avenue, Brooklyn, 11207			205	42
Project Scope						
Cost (Share)	Type		Floor area	Occupancy		
\$11,330,678 (100%)	Substantial reconstruction		8,052	S-Storage		
Project Outcomes						
Design	Certification		EUI	Incremental (\$)		
NC	No		117.3	---		
Energy Usage Reductions						
Energy cost	Gallons/yr	Kwh/yr	Kw	Kw/yr	Therms/yr	Mlbs/yr
N/A	N/A	60%	44%	49%	8%	---

(NC) Low energy intensity building (Y) Onsite energy (N) Net zero (Y) Green infrastructure (Y) EEMs

Compliance notes: The employed energy efficiency measures included the following: new roof with additional insulation; new façade with efficient glazing; conversion to LED lighting; new solar tubes throughout; boiler replacement; VRF system installation; green roofing, solar water heating system installation inclusive of radiant floor heating for the apparatus bays.

2. Spring Creek Phase 4B-1

Project Information						
Record Name	Agency	Address			CD	CCD
Spring Creek	HPD	475 Vandalia Avenue, Brooklyn, NY 11239			205	42
Project Scope						
Cost (Share)	Type		Floor area	Occupancy		
45,765,584 (55%)	New building		147,115	R-Residential		
Project Outcomes						
Design	Certification		EUI	Incremental (\$)		
EGC Certified	Impending		N/A	---		
Energy Usage Reductions						
Energy cost	Gallons/yr	Kwh/yr	Kw	Kw/yr	Therms/yr	Mlbs/yr
20%*	30%	11%	---	---	26%	---

(N/A) Low energy intensity building (N/A) Onsite energy (N/A) Net zero (N/A) Green infrastructure (N/A) EEMs

3. Community Access (985 Bruckner Boulevard)

Project Information						
Record Name	Agency	Address			CD	CCD
CA (985)	HPD	985 Bruckner Boulevard, Bronx, NY 10459			102	17
Project Scope						
Cost (Share)	Type		Floor area	Occupancy		
49,980,000 (32%)	New building		167,628	R-Residential		
Project Outcomes						
Design	Certification		EUI	Incremental (\$)		
EGC Certified	Impending		N/A	---		
Energy Usage Reductions						
Energy cost	Gallons/yr	Kwh/yr	Kw	Kw/yr	Therms/yr	Mlbs/yr
15%*	38.5%	5%	43%	---	---	---

(N/A) Low energy intensity building (N/A) Onsite energy (N/A) Net zero (N/A) Green infrastructure (N/A) EEMs

4. Sydney House

Project Information						
Record Name	Agency	Address			CD	CCD
Sydney House	HPD	839 Tilden Street, Bronx, NY 10467			112	12
Project Scope						
Cost (Share)		Type		Floor area	Occupancy	
21,152,000 (63%)		New building		147,115	R-Residential	
Project Outcomes						
Design		Certification		EUI	Incremental (\$)	
EGC Certified		Yes		N/A	---	
Energy Usage Reductions						
Energy cost	Gallons/yr	Kwh/yr	Kw	Kw/yr	Therms/yr	Mlbs/yr
15%*	38%	24%	---	---	33%	---

(N/A) Low energy intensity building (N/A) Onsite energy (N/A) Net zero (N/A) Green infrastructure (N/A) EEMs

5. Creston Parkview

Project Information						
Record Name	Agency	Address			CD	CCD
HPD-CP	HPD	2519 Creston Avenue, Bronx, NY 10468			107	14
Project Scope						
Cost (Share)		Type		Floor area	Occupancy	
\$50,197,337 (55%)		New building		207,325	R-Residential	
Project Outcomes						
Design		Certification		EUI	Incremental (\$)	
EGC Certified		Yes		N/A	---	
Energy Usage Reductions						
Energy cost	Gallons/yr	Kwh/yr	Kw	Kw/yr	Therms/yr	Mlbs/yr
15%*	30%	---	---	---	---	---

(N/A) Low energy intensity building (N/A) Onsite energy (N/A) Net zero (N/A) Green infrastructure (N/A) EEMs

6. Beach Green Dunes -- Phase 2

Project Information						
Record Name	Agency	Address			CD	CCD
BGD-Phase 2	HPD	4519 Rockaway Breach Blvd., Rockaway, NY 11691			414	31
Project Scope						
Cost (Share)	Type		Floor area	Occupancy		
\$38,603,775	New building		136,660	R-Residential		
Project Outcomes						
Design	Certification		EUI	Incremental (\$)		
EGC Certified	Impending		N/A	---		
Energy Usage Reductions						
Energy cost	Gallons/yr	Kwh/yr	Kw	Kw/yr	Therms/yr	Mlbs/yr
15%*	30%	---	---	---	---	---

(N/A) Low energy intensity building (N/A) Onsite energy (N/A) Net zero (N/A) Green infrastructure (N/A) EEMs

7. Ben Nesin Facility Reconstruction

Project Information						
Record Name	Agency	Address			CD	CCD
BNFR	DEP	Shokan, Ulster County, NY 12481			N/A	N/A
Project Scope						
Cost (Share)	Type		Floor area	Occupancy		
84,150,000 (100%)	New building		1,2304	F-Factory		
Project Outcomes						
Design	Certification		EUI	Incremental (\$)		
LEED Gold*	Yes		N/A	500,000		
Energy Usage Reductions						
Energy cost	Gallons/yr	Kwh/yr	Kw	Kw/yr	Therms/yr	Mlbs/yr
40%*	45%	13%	34%	44%	76%	---

(N/A) Low energy intensity building (N/A) Onsite energy (N/A) Net zero (N/A) Green infrastructure (Y*) EEMs

Compliance notes: The employed energy efficiency measures included the installation of energy cost reducing boiler and HVAC system.

EXEMPTED PROJECTS

OEC has the authority to grant exemptions to projects from provisions outlined in Charter Section 224.1. On behalf of the Mayor, OEC can grant exemptions if it is determined by the office that meeting a respective provisional standard on the part of a particular project is not in the public interest. The number of exemptions that can be granted each year is limited by law and is only considered and granted under special circumstances. The below projects represent the totality of exemptions of projects applicable to Charter Section 224.1 that were granted in FY20, their specifications, and related justifications. When considering an exemption OEC seeks to determine what standards can be reasonably met in order to promote and advance the objectives of the law to the extent possible in lieu of any exempt requirement

Explanation: The following three projects were part of the local response to the coronavirus pandemic. They were central to an effort to establish and expand a citywide system of outpatient centers meant to provide primary care services to survivors of the pandemic. The projects were necessarily put on an expedited construction schedule. It was found not in the public interest to delay the projects in order to execute the procurement of requisite equipment and installations, for which there were cited shortages in availability of such equipment, in order to meet the specified requirements.

1. Brooklyn Center of Excellence

Project Information							
Record Name	Agency	Address			CD	CCD	
BK CE	DDC/HHC	815 Broadway, Brooklyn, NY 11206			204	34	
Project Scope							
Cost (Share)		Type		Floor area	Occupancy		
\$67,530,418 (100%)		System		52,000	B-Business		
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
N/A	N/A	N/A	N/A	N/A	N/A	5%	30%

2. Bronx Center of Excellence

Project Information							
Record Name	Agency	Address			CD	CCD	
BX CE	DDC/HHC	1920 Webster Avenue, Bronx, NY 10457			106	15	
Project Scope							
Cost (Share)		Type		Floor area	Occupancy		
\$28,723,965 (100%)		System		21,000	B-Business		
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
N/A	N/A	N/A	N/A	N/A	N/A	5%	30%

3. Queens Center of Excellence

Project Information							
Record Name	Agency	Address				CD	CCD
QN CE	DDC/HHC	71-17 Roosevelt Avenue, Queens, NY 11372				403	25
Project Scope							
Cost (Share)		Type		Floor area	Occupancy		
\$26,674,050 (100%)		System		29,000	B-Business		
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
N/A	N/A	N/A	N/A	N/A	N/A	5%	30%

The following exemptions were granted to projects required to meet provisions as established by Local Law 86 of 2005, the preceding law, that is in effect as codified by Charter Section 224.1 for projects added to the capital plan prior to Local Laws 31 and 32 enactment but that have yet to be completed.

Explanation: The five following projects were substantial reconstructions where the scopes principally involved the replacement of fire alarm systems. While the projects met criteria required by the law to build to specific provisions, these projects did not have the requisite scopes to be considered for LEED certification, nor were the scopes expansive enough to have an overall impact to execute the designated energy cost reduction requirements. It was found to be not in the public interest to expand the scopes to the extent necessary to position the projects to meet either of these requirements, as it was determined it would not be a prudent use of public funds. In lieu of the exemption, these projects are slated to meet Local Law 86 energy cost reduction requirements that are applicable to system installation and replacement projects. They additionally will be procuring equipment following provisions established in Local Law 118 of 2005 which specifies guidelines around environmentally preferable purchasing.

4. Bronx Supreme Civil Courthouse

Project Information							
Record Name	Agency	Address				CD	CCD
BSCC	DDC/DCAS	851 Grand Concourse, Bronx, NY 10451				104	8
Project Scope							
Cost (Share)		Type		Floor area	Occupancy		
\$63,638,683 (100%)		Substantial reconstruction		504,000	B-Business		
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
LEED Silver	Y	N/A	25-30%	N/A	N/A	N/A	N/A

5. Queens Criminal Courthouse

Project Information							
Record Name	Agency	Address			CD	CCD	
QCC	DDC/DCAS	125-01 Queens Boulevard, Queens, NY 11415			409	29	
Project Scope							
Cost (Share)		Type		Floor area	Occupancy		
\$63,000,000 (100%)		Substantial reconstruction		359,990	B-Business		
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
LEED Silver	Y	N/A	25-30%	N/A	N/A	N/A	N/A

6. Brooklyn Supreme Courthouse

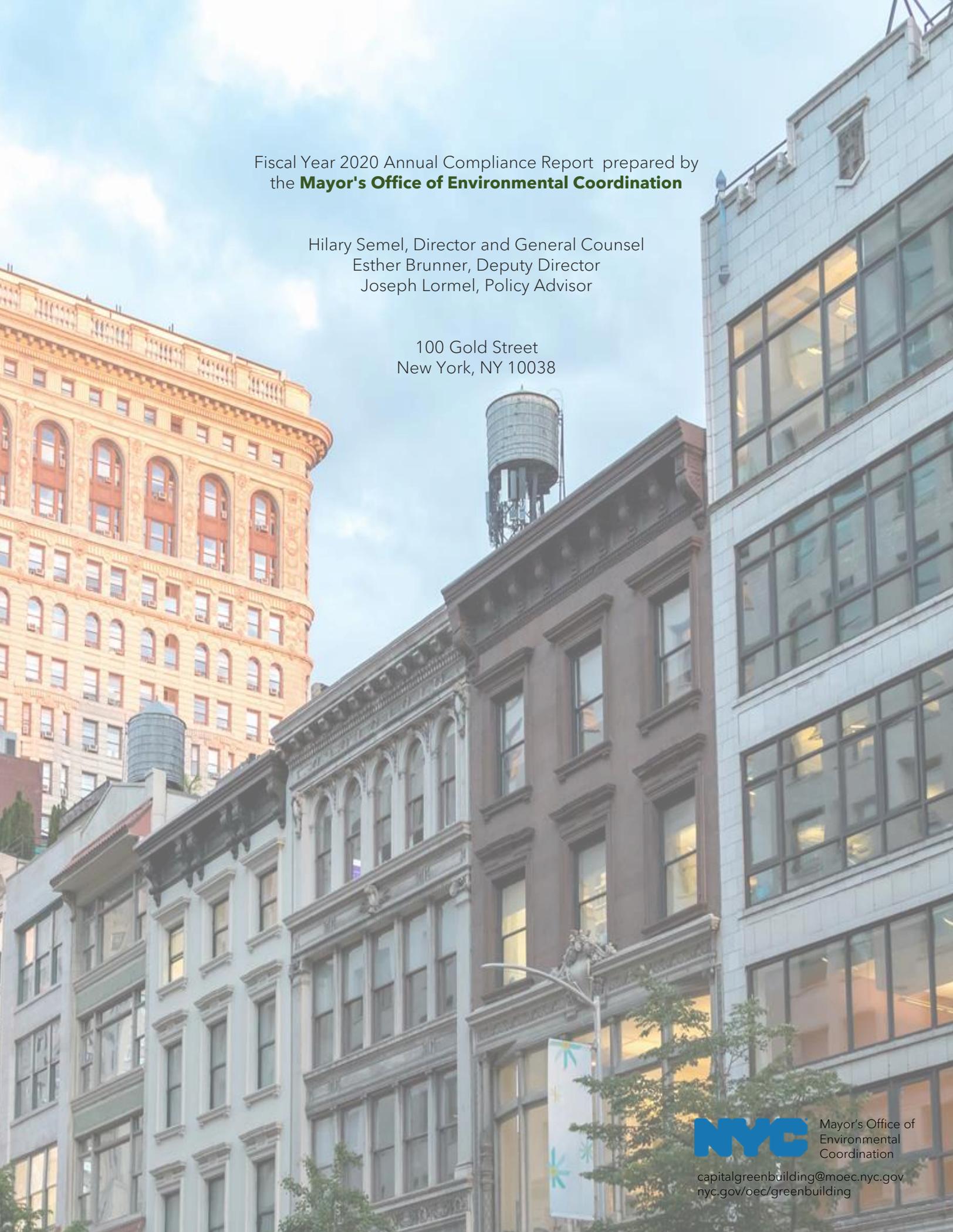
Project Information							
Record Name	Agency	Address			CD	CCD	
BSC	DDC/DCAS	360 Adams Street, Brooklyn, NY 11201			202	33	
Project Scope							
Cost (Share)		Type		Floor area	Occupancy		
\$73,895,557 (100%)		Substantial reconstruction		564,000	B-Business		
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
LEED Silver	Y	N/A	25-30%	N/A	N/A	N/A	N/A

7. 253 Broadway

Project Information							
Record Name	Agency	Address			CD	CCD	
253B	DDC/DCAS	253 Broadway, New York, NY 10007			301	1	
Project Scope							
Cost (Share)		Type		Floor area	Occupancy		
\$17,409,316 (100%)		Substantial reconstruction		157,000	B-Business		
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
LEED Silver	Y	N/A	20-25%	N/A	N/A	N/A	N/A

8. Williamsbridge Office Building

Project Information							
Record Name	Agency	Address			CD	CCD	
WOB	DDC/DOT	1400 Williamsbridge Road, Bronx, NY 10461			110	13	
Project Scope							
Cost (Share)		Type	Floor area	Occupancy			
\$5,554,000 (100%)		Substantial reconstruction	564,000	B-Business			
Project Requirements Exempted							
Design	Certification	EUI	Energy cost	Lighting ECR	Boiler ECR	HVAC ECR	Potable
LEED Silver	Y	N/A	25-30%	N/A	N/A	N/A	N/A



Fiscal Year 2020 Annual Compliance Report prepared by
the **Mayor's Office of Environmental Coordination**

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