

Developing Markets to Design and Modernize Large Buildings at Scale

NASEO Buildings Summit

Public and Commercial Buildings Impact: State Strategies for Coordinating Investment, Demonstrating Leadership, and Scaling Energy Solutions

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NYSERDA
New York State Energy Research
and Development Authority

Scaling Low-Carbon Retrofits in the New York City Landscape

- 3 billion square feet of existing large commercial and multifamily buildings, accounting for ~70% of NYC GHG emissions
- Small circle of key market actors: real estate portfolio managers, developers, engineers
- **The Challenge:** Demonstrate the economic and environmental potential for energy reduction in large buildings
- **The Opportunity:** Develop a statewide market for replicable high-performance retrofits with support from design to implementation



*Objective, cost-shared technical assistance to **inform clean energy investment decisions***

GOALS

- Provide **high-quality, site-specific energy assessments** that recommend measures that reduce energy and deliver strong ROI
- Build a network of **qualified engineering firms** that offer credible audits across market sectors
- **Guide customer toward implementation**

APPROACH

- **Wide variety of study types, measure recommendations, and firms** serving all non-single family building types
- **50-75% cost coverage**, no-cost offerings for targeted market sectors
- Options for long-term **on-site support**

OUTCOMES

- 60+ participating FlexTech Consultants
- **5,000+ completed energy assessments**
- 65% measure adoption rate and **>75% savings realization rate**

Demonstrations: Empire Building Challenge (EBC)

*Elevating **new design approaches** for low-carbon retrofits in New York's tallest buildings*

GOALS

- Demonstrate **scalable energy-saving retrofits** for large commercial and multifamily buildings
- Partner with leading real estate firms, engineers, and manufacturers to **establish industry best practices**
- Accelerate **private sector investment** in similar retrofits via peer learning

APPROACH

- Fund **demonstration projects** that showcase cost-effective retrofits to reduce energy consumption and emissions
- Build a network of **portfolio** owners
- Establish **replicable aspects of projects** and share outcomes broadly

OUTCOMES

- EBC partners have committed to retrofitting **>125M sqft of real estate**
- **Retrofit Playbook** highlights case studies and resources from EBC projects

Program Outcomes & Next Steps

NYSERDA has funded over 5,000 technical assistance projects through **FlexTech and On-Site Energy Manager**, resulting in **over 190M MMBtus** in lifetime energy savings for commercial, industrial, institutional and multifamily buildings.



The **Empire Building Challenge** has supported demonstration projects in existing tall buildings, with partners committing to retrofits that reduce energy use in over 125 million square feet and 1,500+ units of affordable housing, resulting in an **estimated \$64M in participant bill savings**.

2026 AND BEYOND

Direct implementation hand-offs to NYSERDA and utility programs to provide design-to-install support

Expanding **no- and low-cost energy audits** to targeted market sectors and disadvantaged communities

Targeted EBC funding rounds to encourage retrofits in key industries, e.g. EBC Hospitals