

## **Brighter Futures: Electrifying NYC's Vital Spaces to Build Resilient Communities**

### **Project Schedules**

In the following tabs please find a breakdown of the project timelines for each of the six Brighter Futures building electrification measures. Each "Summary" tab outlines the key tasks and milestones for each measure, and each "Gantt" tab includes a Gantt chart outlining the timeline of each task in calendar format over the course of the five-year performance period. Timelines include start/end months and duration for each task.

## NYPL Project Schedule

| #  | Task Name                | Start Month (number) | Duration (in months) | End Month | Task Milestones  |
|----|--------------------------|----------------------|----------------------|-----------|--|
| 0  | Grant Award              | 0                    | 1                    | 1         | DCAS receives grant award from EPA   |
| 1  | Project Management       | 1                    | 60                   | 60        | Project kickoff and orientation; Project management plan development and maintenance; Project files and documentation management; Progress reporting   |
| 2  | Grant Management         | 1                    | 60                   | 60        | Manage reception of grant award from DCAS; Report on progress to DCAS for semi-annual and final report to EPA  |
| 3  | Community Engagement     | 1                    | 60                   | 60        | Confirm community engagement strategy; Organize and conduct events or other programming with NYPL visitors; Develop materials for sharing project information and updates  |
| 4  | Project Initiation       | 1                    | 2                    | 2         | Project kickoff and orientation  |
| 5  | RFQ Development          | 2                    | 9                    | 10        | Develop and send out Request for Qualifications (RFQ)  |
| 6  | RFP Development          | 11                   | 8                    | 18        | Develop and send out Request for Proposals (RFP)   |
| 7  | Design-Builder Selection | 19                   | 4                    | 22        | RFP evaluation and selection of design-build contractor  |
| 8  | Contractor Procurement   | 23                   | 5                    | 27        | Procurement of a design-build contractor for electrification measures at each precinct   |
| 9  | Permitting               | 27                   | 2                    | 28        | Obtain necessary permits for building upgrades   |
| 10 | Design & Construction    | 28                   | 32                   | 59        | Remove existing systems; Complete energy retrofit measures (completed by procured contractor). Interim completion milestones include:<br>1. Parkchester (Jan 2028)<br>2. St. George (Dec 2028)<br>3. Schomburg (Sept 2029) |
| 11 | Close-out                | 59                   | 2                    | 60        | Project closeout   |

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### NYPD Project Schedule

| #  | Task Name                | Start Month<br>(number) | Duration<br>(in months) | End Month | Task Milestones  |
|----|--------------------------|-------------------------|-------------------------|-----------|--|
| 0  | Grant Award              | 0                       | 1                       | 1         | DCAS receives grant award from EPA   |
| 1  | Project Management       | 1                       | 60                      | 60        | Project management plan development and maintenance; Project files and documentation management; Progress reporting  |
| 2  | Grant Management         | 1                       | 60                      | 60        | Manage reception of grant award from DCAS; Report on progress to DCAS for semi-annual and final report to EPA  |
| 3  | Community Engagement     | 1                       | 60                      | 60        | Confirm community engagement strategy; Organize and conduct events or other programming with NYPD visitors; Develop materials for sharing project information and updates  |
| 4  | Project Initiation       | 1                       | 2                       | 2         | Project kickoff and orientation  |
| 5  | RFQ Development          | 2                       | 9                       | 10        | Develop and send out Request for Qualifications (RFQ)  |
| 6  | RFP Development          | 11                      | 8                       | 18        | Develop and send out Request for Proposals (RFP)   |
| 7  | Design-Builder Selection | 19                      | 4                       | 22        | RFP evaluation and selection of design-build contractor  |
| 8  | Contractor Procurement   | 23                      | 5                       | 27        | Procurement of a design-build contractor for electrification measures at each precinct   |
| 9  | Permitting               | 27                      | 2                       | 28        | Obtain necessary permits for building upgrades   |
| 10 | Design & Construction    | 28                      | 32                      | 59        | Complete site planning and evaluations; Finalize design and engineering plans and cost estimates; Remove existing systems; and Complete energy retrofit measures (completed by design-build contractor). This includes projected interim implementation milestones for the completion of electrification at each precinct as outlined below and represented in the NYPD Gantt:<br>- Month 35: Sites 1 & 2 Completed<br>- Month 42: Sites 3 & 4 Completed<br>- Month 49: Sites 5 & 6 Completed<br>- Month 56: Sites 7 & 8 Completed<br>- Month 59: Site 9 Completed |
| 11 | Close-out                | 59                      | 2                       | 60        | Project closeout   |

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| Health Building Project Schedule |                                   |                      |                      |           |  |
|----------------------------------|-----------------------------------|----------------------|----------------------|-----------|--|
| #                                | Task Name                         | Start Month (number) | Duration (in months) | End Month | Task Milestones  |
| 0                                | Grant Award                       | 0                    | 1                    | 1         | Grant award received from EPA via DCAS   |
| 1                                | Project Management                | 1                    | 60                   | 60        | Project management will consist of all activities required to ensure that the project is completed on time, within budget, according to the goals and objectives laid out for the project, and in compliance with the EPA grant requirements. This includes project kickoff, project management plan development and maintenance, tracking of time, materials, and expenditures associated with the CPRG grant and daily project management, regular project management updates and meetings, and progress reporting via weekly, monthly, and quarterly check-ins. |
| 2                                | Grant Management                  | 1                    | 60                   | 60        | DCAS FM and CTS's grant management activities as a subrecipient to meet the EPA's requirements for CPRG grant administration will include progress reporting to DCAS DEM for semi-annual and final reports, grant award and closeout, and any coordination needed with DCAS on grant award oversight.  |
| 3                                | Community Engagement              | 1                    | 60                   | 60        | The implementation of DCAS's community engagement strategy detailed in Section 4.b.  |
| 4                                | Design Procurement                | 1                    | 6                    | 6         | Completion of the bidding process for design consultant procurement.   |
| 5                                | 30% Design Phase                  | 7                    | 6                    | 12        | Kickoff of the project design and completion of the 30% design phase by the contractor procured in Task 4, including the completion of site planning and evaluation, development of initial cost estimates, and Landmark Preservation Commission (LPC) and Public Design Commission (PDC) package development.   |
| 6                                | 60% Design Phase                  | 13                   | 4                    | 16        | Completion of 60% design and engineering plans, LPC and PDC package development, and cost estimate refinement by the contractor procured in Task 4.  |
| 7                                | 90% Design Phase                  | 17                   | 4                    | 21        | Completion of the 90% design and engineering plans by the contractor procured in Task 4.   |
| 8                                | Permitting                        | 21                   | 6                    | 26        | Apply for and obtain the necessary City permits for building upgrades.   |
| 9                                | Final Design Phase                | 26                   | 4                    | 29        | Finalization of design and engineering plans and cost estimates by the contractor procured in Task 4.  |
| 10                               | Contractor Procurement            | 30                   | 8                    | 37        | Procurement of contractors to complete 125 Worth electrification measures.   |
| 11                               | Complete Electrification Measures | 38                   | 18                   | 55        | All demolition and retrofit construction activities to implement the energy efficiency and electrification measures as detailed in Section 1.a, by the contractor procured in Task 10.   |
| 12                               | Close-out                         | 56                   | 5                    | 60        | Project close-out at the end of the performance period. Conduct monitoring and verification for performance tracking to inform semi-annual and final reports to EPA.   |

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### NYCPS Project Schedule

| # | Task Name                  | Start Month (number) | Duration (in months) | End Month | Task Description  |
|---|----------------------------|----------------------|----------------------|-----------|---|
| 0 | Grant Award / Kickoff      | 0                    | 1                    | 1         | Manage reception of grant award from DCAS; Report on progress to DCAS for semi-annual and final report to EPA   |
| 1 | Project Management         | 1                    | 60                   | 60        | Project kickoff and orientation; Project management plan development and maintenance; Project files and documentation management; Progress reporting  |
| 2 | Grant Management           | 1                    | 60                   | 60        | Manage reception of grant award from DCAS; Report on progress to DCAS for semi-annual and final report to EPA   |
| 3 | Community Engagement       | 1                    | 60                   | 60        | Develop student & community engagement strategy; Organize and conduct events or other programming with students, families, and faculty; Incorporate measures into lesson plans; Develop materials for sharing project information and updates   |
| 4 | New Contractor Procurement | 1                    | 53                   | 53        | As part of this grant, NYCPS will procure new contractor(s) through a Request for Quotes (RFQ) process. This process will be concentrated in the first 12 months of the project. Additional procurement may be required.  |
| 5 | Project Execution          | 4                    | 56                   | 58        | NYCPS will identify which buildings will be electrified first; equipment near end of useful life will be prioritized first. Agency complete the RFP process as per Task 4. Completing electrification process will involve NYCPS notifying contractors of upcoming work; site scoping to determine load; permitting (as needed); equipment acquisition; removal of existing systems; installation of new systems; and ongoing monitoring via controls. Installation milestones for each building include removal of existing DHW systems and controls; installation of new control panels to provide load capacity to match DHW heater requirements; installation of new electric heat pumps s based on required load and re-piping to existing circulation loops; post-upgrade inspections; commissioning of new DHW systems; punch list corrections as needed. Buildings will be completed as follows: 30 completed by Oct 2025; 100 additional by Oct 2026; 150 additional by Oct 2027; 70 additional (i.e., all 500 complete) by Oct 2028. Project Execution will include rolling training opportunities for building operators as new systems are brought online, with two sessions in late Year 1 and six sessions per year in Years 2-5. |
| 6 | Close-out                  | 58                   | 2                    | 60        | Project closeout  |



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## NYCHA Project Schedule

| #  | Task Name                         | Start Month (number) | Duration (in months) | End Month | Task Description  |
|----|-----------------------------------|----------------------|----------------------|-----------|---|
| 0  | Grant Award / Kickoff             | 0                    | 1                    | 1         | Manage reception of grant award from DCAS; Report on progress to DCAS for semi-annual and final report to EPA   |
| 1  | Project Management                | 1                    | 60                   | 60        | Project kickoff and orientation; Project management plan development and maintenance; Project files and documentation management; Progress reporting  |
| 2  | Grant Management                  | 1                    | 60                   | 60        | Manage reception of grant award from DCAS; Report on progress to DCAS for semi-annual and final report to EPA   |
| 3  | Community Engagement              | 1                    | 60                   | 60        | Develop resident engagement strategy; Organize and conduct engagement events or other programming; Develop materials for sharing project information and updates  |
| 4  | Contractor Procurement            | 1                    | 18                   | 18        | RFP submission and review; pre-bid walkthroughs; bid recommendation, review, and approval to procure contractor to complete DHW installations   |
| 5  | DHW Metering                      | 3                    | 2                    | 4         | Evaluation of water usage and needs for DHW systems   |
| 6  | ConEd Coordination                | 3                    | 14                   | 16        | Work with ConEd on current system removals and new DHW installations  |
| 7  | 30% Design Phase                  | 3                    | 9                    | 11        | Complete site planning and evaluations; Assemble 30% design and engineering plans; Develop initial cost estimates   |
| 8  | Environmental Survey              | 8                    | 4                    | 11        | Conduct environmental impact survey   |
| 9  | Permitting                        | 12                   | 4                    | 15        | File with DOB; Obtain necessary permits for DHW system installation   |
| 10 | 90% Design Phase                  | 14                   | 8                    | 21        | Assemble 90% design and engineering plans; Finalize detailed cost estimates   |
| 11 | Final Design Phase                | 22                   | 3                    | 24        | Finalize design and engineering plans and cost estimates  |
| 12 | Complete Electrification Measures | 19                   | 30                   | 49        | Implementation phase - remove existing systems; Material procurement/fabrication; Electrical work; Pre-installation work; Install new DHW systems; interconnection and commissioning. Buildings will be completed as follows: MAR |
| 13 | Close-out                         | 50                   | 2                    | 51        | Project closeout  |

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## HPD Project Schedule

| # | Task Name                             | Start Month (number) | Duration (in months) | End Month | Task Description  |
|---|---------------------------------------|----------------------|----------------------|-----------|---|
| 0 | Grant Award / Kickoff                 | 0                    | 1                    | 1         | Manage reception of grant award from DCAS; Report on progress to DCAS for semi-annual and final report to EPA   |
| 1 | Project Management                    | 1                    | 60                   | 60        | Project kickoff and orientation; Project management plan development and maintenance; Project files and documentation management; Progress reporting  |
| 2 | Grant Management                      | 1                    | 60                   | 60        | Manage reception of grant award from DCAS; Report on progress to DCAS for semi-annual and final report to EPA   |
| 3 | Community Engagement                  | 1                    | 60                   | 60        | Develop resident engagement strategy; Organize and conduct resident surveys or other programming; Develop resident survey materials and online platforms for gathering feedback and sharing project information and updates   |
| 4 | Partner & Contractor Procurement      | 1                    | 6                    | 6         | HPD will procure an implementation partner, or otherwise work with a non-profit implementation partner to procure a contractor, who will complete the site evaluations and heat pump installations  |
| 5 | Community Engagement                  | 1                    | 60                   | 60        | Develop resident engagement strategy; Organize and conduct resident surveys or other programming; Develop resident survey materials and online platforms for gathering feedback and sharing project information and updates   |
| 6 | Site Assessments & Building Selection | 7                    | 6                    | 12        | HPD and procured partner will undertake assessment of the different types of buildings to develop and implement a screening methodology to determine what types of heat pumps target co-op buildings need, to inform the technology and installation strategy. Procured partner(s) will undertake building electrical screenings and site assessments and select buildings for installation piloting. |
| 7 | Heat Pump Installation                | 13                   | 37                   | 49        | Procured partner/contractor will install heat pumps at the buildings selected through the screening methodology. One-third (roughly 167) of the total heat pumps would be installed annually for the second, third, and fourth project years, with the aim to complete all installations by the end of the fourth year.   |
| 8 | Monitoring & Verification             | 36                   | 24                   | 59        | Gather data from co-op buildings on heat pump performance and gather surveys from impacted residents.   |
| 9 | Close-out                             | 59                   | 2                    | 60        | Project closeout  |

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