

March 11 - 15 | Arlington, VA Crystal Gateway Marriott



WINTER TRAINING CONFERENCE

Turning Possibilities into Reality

Compliance and Scaling:
How to Operate and Grow a BIL MF Program

www.nascsp.org

NASCSP Resources

Member resources



DBA webinar

Workforce resources

Multifamily Weatherization

*NEW*DOE Multifamily Checklist (11/17/2023)

MF WAP RFP Template

Energymart 2019-2020 Multifamily WAP RFP

DOEE DC EECP RFA

ICAST NASCSP Presentation – Approaches and Challenges to Multifamily WAP

VT Multifamily Lessons Learned and Strategies

VT Multifamily Policy

VT Multifamily Wx forms checklist

VT RFP for Centralized MF Contractor



Multifamily Weatherization Resources: Compliance and Scaling

Kiersten Kelley, technical project manager, National Renewable Energy Laboratory (NREL)

March 2024, National Association for State Community Services Programs (NASCSP) Winter Training Conference



https://pollev.com/nascspstaff125

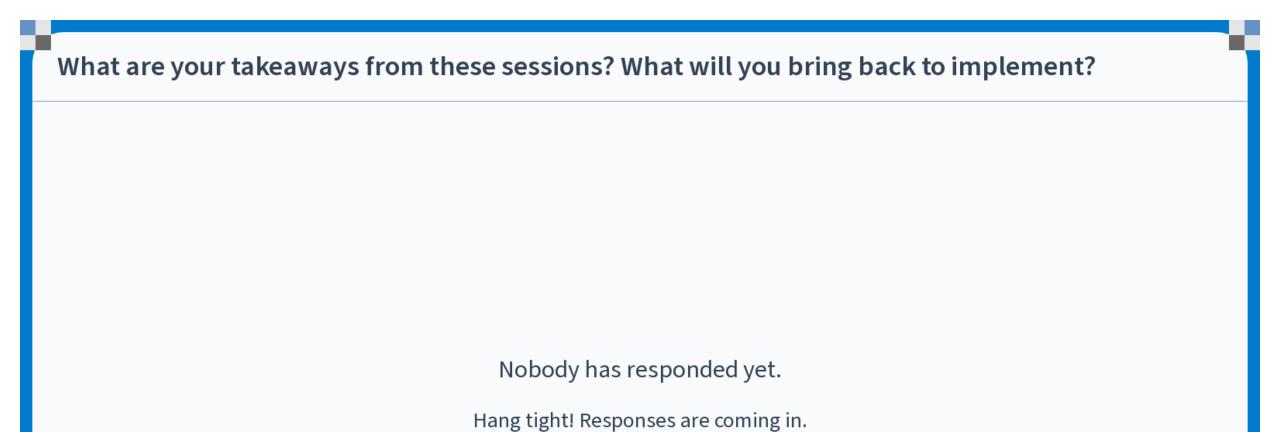


How have you approached your workforce needs for Multifamily Weatherization?

Brought on subcontractors	
	0%
Trained Subgrantee crews	
	0%
Used a 3rd-party implementer	
	0%
Implemented an apprenticeship program	
	0%
Modified existing training options	
	0%
Onboarding/retention incentives	
	0%

What leveraging opportunities or partnerships have been most impactful to your Multifamily Program

DOE WAP Competitive grants (SERC, E&I)	
	0%
LIHEAP	
	0%
CDBG	
	0%
Utility investments or partnerships	
	0%
State funding	
	0%
"buy-downs" and "participation agreements" with building owners	
	0%
Charities or foundations	
	0%
Other?	
	0%



1	A	В	С	D	E
1	4	Multifamily Case-by-Case Project Submittal Checklist			
2	Grantee:				
3	Grantee Contact:				
4	Submittal Date:				
5	Project/Building Identifier (No PII):	<u>, </u>	'		
6	<u>, </u>		<u> </u>		
7	Required Submittal Items		Complete?	<u>Notes</u>	References
8		Administrative I	Items		
9	Building income eligibility information	Include the total number of units in the proposed project, the total number of Weatherization Assistance Program (WAP) eligible units in the proposed project, and the method of eligibility determination (i.e., Housing and Urban Development (HUD) or United States Department of Agriculture (USDA) categorical eligibility, individual applications). In the case of categorical eligibility, provide a link to the list that the building is included in, and identify the eligible percentage of the property listing as defined in the list.	No		10 CFR 440.22 WPN 23-3 - Page 2 & Attachment 1 WPN 22-12 - Page 5 & FAQ Page 9 WPN 22-13 - FAQ Pages 8-10 WPN 22-5 - Pages 3-4 WAP Memo 109 WAP Memo 99
10	Building owner permission	Signed building owner permission for WAP project is required by regulation and must be provided for project approval.	NO		10 CFR 440.22(b)1 WPN 22-12 - Page 5 WPN 22-13 - Page 2

Existing Weatherization Assistance Program (WAP) Multifamily Resources

& FAQ Pages 4-8

https://nascsp.org/wp-content/uploads/2023/11/DOE-Multifamily-Checklist.xlsx

- DOE Multifamily Checklist: https://nascsp.org/multifamily-weatherization/
- DOE's WAP Resource Hub: https://www.energy.gov/scep/wap/weatherization-assistance-program-resource-hub
 - Training resources
 - Webinars
 - Multifamily Job Task Analyses.

WEATHERIZATION ASSISTANCE PROGRAM

STATE AND LOCAL

Topic

☐ BIL

☐ COVID-19

□ Deferrals

☐ Administrative Costs

☐ Client Engagement

☐ Eligibility Levels

☐ Energy Audits

☐ Grant Application

☐ Health and Safety

☐ Incidental Repairs ☐ Job Task Analysis

☐ Historic Preservation

☐ Material Procurement

☐ Monitoring Multifamily

☐ Other

☐ Funding

□ Grants

☐ Eligible Dwelling Units

☐ Financial Management

COMMUNITY ENERGY HOME ENERGY REBATES

WEATHERIZATION ASSISTANCE PROGRAM

Weatherization Assistance Program Resource Hub

The U.S. Department of Energy's (DOE) Weatherization Assistance Program (WAP) provides the W resources to assist Grantees with creating successful weatherization programs. This resource i or external resources included across the WAP website.

This resource index is not a map of the WAP website. For program guidance, visit the Weatheriz Memorandums webpage

View the Video Tutorials and View our Quick Start Guide to learn more about the Resource H

https://www.energy.gov/scep/wap/weatherization-assistance-program-resource-hub

WAP Resource Hub

Showing 1 to 9 of 9 entries (filtered from 140 total entries)

Search:

RESOURCE	TOPIC ‡	TYPE \$	RESOURCE DATE
WPN 22-12: Multifamily Weatherization Webinar	Multifamily	Video/ Webinar	2022
WPN 22-13: Weatherization of Rental Units Webinar	Multifamily; Rental	Video/ Webinar	2022
Energy Auditor - Multifamily	Training and Technical Assistance; Technical Procedures; Multifamily	Webpage	
Mechanical Systems - Multifamily	Training and Technical Assistance; Technical Procedures; Multifamily	Webpage	
Examples of Weatherization Deferrals	Eligibility Levels; Multifamily	Webpage	
National Renewable Energy Laboratory Job Task Analysis: Multifamily Energy Auditor	Training and Technical Assistance; Energy Audits; Multifamily	Document	
National Renewable Energy Laboratory Job Task Analysis: Multifamily Building Operator	Training and Technical Assistance; Multifamily	Document	
National Renewable Energy Laboratory Job Task Analysis: Multifamily Quality Control Inspector	Training and Technical Assistance; Multifamily	Document	
National Renewable Energy Laboratory Job Task Analysis: Multifamily Retrofit Project Manager	Training and Technical Assistance; Multifamily	Document	

Multifamily Resources in Development

- Updates to the Multifamily Job Task Analyses.
- Updates to the Multifamily Tool for Energy Audits (MulTEA).
- NREL multifamily technical assistance program (spring/summer 2024).
- New WAP Learning Management System trainings: Leveraging funds for multifamily weatherization (fall 2024).



Multifamily Quality Control Inspector Job/Task Analysis and Report

September 2013

Corina M. Owens, Ph.D. Professional Testing Inc. Orlando, Florida

NREL Technical Monitor: Christina Larnev

NREL is a national laboratory of the U.S. Department of Energy Office of Energy Efficiency & Renewable Energy Operated by the Alliance for Sustainable Energy, LLC

This report is available at no cost from the National Renewable Energy Laboratory (NREL) at www.nrel.gov/publications.

Subcontract Report NREL/SR-7A40-60537 September 2013

Contract No. DE-AC36-08GO28308

https://www.nrel.gov/docs/fy14osti/60537.pdf

Reactions: Potential NREL Multifamily Resource Development

- "How to engage with building owners and managers": fact sheet/toolkit.
 - Outreach (building a network, building relationships).
 - Resources to find lists of eligible buildings (U.S. Department of Housing and Urban Development lists, Low Income Home Energy Assistance Program lists, state housing office, assessor's office).
 - Talking points (how to sell the program).
 - DOE requirements.
 - Template "marketing" materials for building owners/managers.
 - Basic building science key facts.
 - Benefits of weatherization for the owner.
 - Next steps.
- New WAP Learning Management System training(s): multifamily utility bill analysis.
 - Understanding what is "normal" for units vs. common areas for buildings of different sizes, configurations, and vintages.
- **Non-energy impacts of multifamily weatherization:** fact sheet(s).
 - Health benefits and indoor air quality.
 - Possible audiences: residents, building owners, local housing authorities, etc.
- **Template "interagency agreement"** to allow agencies to "share" qualified staff/crews across the state.

Thank You!

www.nrel.gov

NREL/PR-7A40-88921

This work was authored by the National Renewable Energy Laboratory, operated by Alliance for Sustainable Energy, LLC, for the U.S. Department of Energy (DOE) under Contract No. DE-AC36-08G028308. Funding provided by the U.S. Department of Energy Office of State and Community Energy Programs. The views expressed in the presentation do not necessarily represent the views of the DOE or the U.S. Government. The U.S. Government retains and the publisher, by accepting the article for publication, acknowledges that the U.S. Government retains a nonexclusive, paid-up, irrevocable, worldwide license to publish or reproduce the published form of this work, or allow others to do so, for U.S. Government purposes.





Multifamily It's not so Scary

Dan Rieber NMIC



/27/2024

Topical Outline: Key Duties and Tasks of Amultifamily Retrofit Project Manager or as we say a Weatherization Director

- 1. Assessing viability of the MF Retrofit Project
- 2. Overseeing Building Performance Assessment
- 3. Negotiating Statement of Work
- 4. Procuring Installation
- 5. Monitoring Construction
- 6. Confirming Project Completion

Assess Project Viability

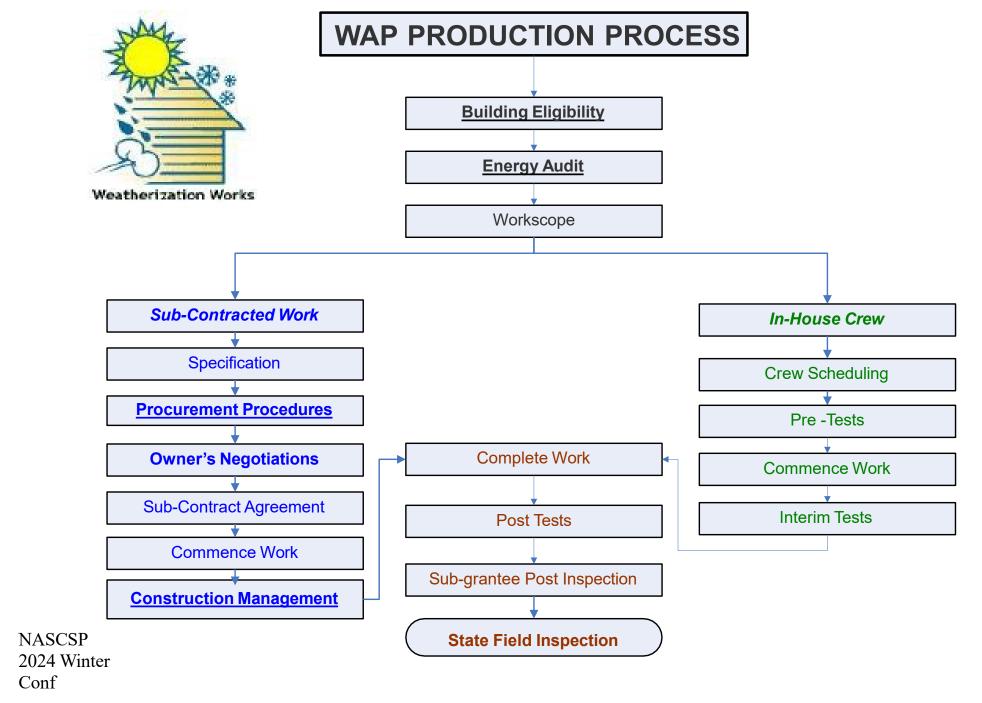
Confirm DOE WAP Building eligibility

- Obtain rent rolls and/or compare with HUD low-income housing information
- Identify whether or not the building was built as affordable housing with some form of public funds that regulates rent and household income levels
- Hold resident meeting and begin to conduct income qualification process
 - Will it meet the standard to qualify for whole building measures?



ESTABLISH CONTACT

- Speak With the building Owner.
 - What do they want/need from WAP
- Explain the Program!
 - Requirements, limitations, who pays for what measures.
- Send out an application with Agency Information so they know who you are!





- Review the application.
- Follow-up with owner
 - 1. Everything is in order/Some items missing
- Hand-off to Intake Staff, Make a file.
 - How will eligibility be determined?
 A. Speak w/ bldg. Manager. Are client files in house or do you need to go door to door?





Eligibility



Management needs to inform clients of WAP!
 Have a meeting with tenants to explain the program.
 Have an owner Representative present if possible.

Bring any tenant leaders or the Tenant Association if one exists. This can be very helpful!

Floor captains can be assigned to share the outreach burden.

- Clients must give consent to use in-house documentation!
- Or you need to go door to door

October 13, 2017

RE: 562 West 186th Street, NY, NY

Dear Residents:

We are pleased to announce that we have applied to Northern Manhattan Improvement Corporation for weatherization funds provided through them to subsidize Energy Conservation Work improvements throughout the property. This would benefit everyone by generating operational savings, which allow us to expedite other repairs, as well as directly benefiting each resident of the individual improvements that will be subsidized. The meeting will take place on:

PLACE: 562 West 186 Street, LOBBY DATE: Friday, October 27, 2017

TIME: 7:00PM

The Weatherization Assistance Program is committed to reducing heating costs for low income families, especially, the elderly, people with disabilities and children, by improving the energy efficiency of their homes and ensuring their health and safety.

The following services are **examples** of what <u>might</u> be provided at <u>NO COST</u> to you as residents:

- New Boiler Replacement or Upgrade of Existing Boiler
- Repair or Replacement of Windows
- · New Refrigerators based on energy use
- Installation of New Energy Efficient Light Fixtures
- Roof Insulation
- · Water Saving Showerhead

This meeting will provide additional information introducing more details of the program, explaining exactly who they are and what services will be provided to you as residents.

Sincerely,

LETTERHEAD

Octubre 13, 2017

Re: 562 West 186 Street, NY, NY

Estimados Inquilinos:

Nos complace anunciar que hemos aplicado con La Corporación para el Mejoramiento del Norte de Manhattan para los fondos de aclimatización. Los fondos serán proporcionados a través de ellos para subsidiar las mejorías de conservación de energía en toda la propiedad. Esto beneficiaría a todo el mundo, generando ahorros operativos, que nos permiten acelerar otras reparaciones, así como beneficiando directamente a cada inquilino de las mejorías individuales que serán subsidiados. La reunión tendrá lugar en él:

LUGAR: 562 West 186 Street, LOBBY FECHA: Viernes, Octubre 27, 2017

HORA: 7:00PM

El programa de asistencia de aclimatizacion se compromete a reducir el costo de la calefacción para familias con bajos recursos, especialmente niños, personas mayores y personas con discapacidades, mejorando la energía en sus casas y asegurando su salud y bienestar.

Los siguientes servicios son ejemplos de lo que podríamos hacer, <u>SIN COSTO</u> para usted como inquilino:

SU RENTA MENSUAL NO SERA INCREMENTADA!

- Nueva Caldera O reparación de la existente caldera
- · Reparación de ventanas existente o reemplazo de las ventanas
- Refrigeradores nuevas basado en el uso de la energía eficiente
- · Reemplazo de la ducha
- Insulacion del techo del edificio
- Instalación de de nuevas luces de energía eficientes

La reunión le proveerá mas información con mas detalles del programa y explicándoles exactamente como trabaja y como le beneficiara a usted.

Atentamente,

June 17, 2016

CLOTH has applied to Northern Manhattan Improvement Corporation (NMIC), the Weatherization Assistance Program, for funding to help make energy efficiency improvements to 531 W 160th Street such as the replacement of the heating system. However, we must qualify for the program by providing income information for the tenants who are living in the building.

To qualify the building for this program, NMIC's staff will visit the building and begin obtaining your income information. Any personal information about our residents remains confidential under the Weatherization Assistance Program rules.

In addition to NMIC's weatherization assistance program CLOTH is planning to apply to HPD for additional funding for renovations such as upgrading kitchens, bathrooms, plumbing, electric, a new roof and refurbishing the common areas of the building. For CLOTH to negotiate these additional funds, HPD also needs to obtain your income information. The timeframe for this additional work is about another year or so and tenants will be informed at each step of the application.

We want to limit any inconvenience to you by asking you to allow NMIC's weatherization department permission to give HPD the income information they obtain from you. NMIC's staff will go to your apartment and obtain your income information; they will then give this information to HPD.

If you agree to allow NMIC to provide HPD with the income information, you don't have to do anything.

If you <u>do not agree</u> to have NMIC forward your income information to HPD, please sign below and return this letter to CLOTH's office at 500 W. 159th Street by Wednesday, June 22, 2016 or you can also be give it to NMIC's weatherization staff, upon their visit to your apartment.

If you have any questions please contact the office at 212-795-4779.

Sincerely,

Ingrid Gomez

Tenant Printed Name	Apt #:
	27/2024
Tenant Signature:	Date:

NORTHERN MANHATTAN IMPROVEMENT CORPORATION

45 Wadsworth Avenue, New York, NY 10033 (212) 822-8340

The Weatherization Assistance Program at Northern Manhattan Improvement Corporation, a non-profit agency, is a federally funded program which helps Landlords pay for energy-saving improvements. It was also designed to help low income families improve their living situations without having their rents increased after Major Capital Improvements; the benefits are for everyone, landlords and residents.

The following are examples of what may be provided at NO COST to the residents:



* Installation of New Energy Efficient Light Fixtures

* Carbon Monoxide Detectors and Smoke Alarms* Roof Insulation* Water Saving Showerhead

NORTHERN MANHATTAN IMPROVEMENT CORPORATION

45 WADSWORTH AVENUE, NEW YORK, NY 10033 (212) 822-8340 FAX (212) 740-6432

WE PROPOSE, TENANTS DECIDE!

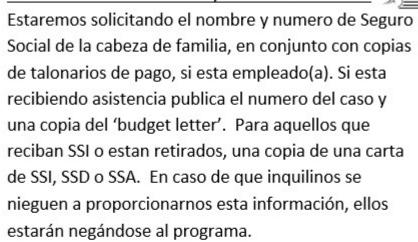


We will be requesting the name, social security number of the head of household with copies of the most recent pay stubs from the head of household, if employed. If receiving public assistance, we will ask for the case number and a copy of a budget letter, and to those receiving SSI, SSD or retired SSA a copy of a recent Award Letter. In the event that tenants refuse to provide us with this information, they will be refusing the program.

THE OBJECTIVE

TO COLLECT TENANTS INFORMATION, TO DETERMINE IF THE BUILDING IS ELIGIBLE UNDER THE LOW INCOME GUIDELINES. TO RECEIVE A GOVERNMENT GRANT IN ORDER TO ADDRESS ANY PROBLEMS THAT MAY EXIST WITH THE WINDOWS / BOILER THEREFORE AVOIDING A MAJOR CAPITAL IMPROVEMENT RENT INCREASE. PROVIDING US WITH THIS INFORMATION IS VOLUNTARY AND CONFIDENTIAL.

NOSOTROS PROPONEMOS, USTEDES DECIDEN!



EL OBJETIVO



RECAUDAR INFORMACION REFERENTE A LOS INQUILINOS DEL EDIFICIO, PARA PODER DETERMINAR SI EL EDIFICIO ES ELEGIBLE BAJO LAS REGLAS Y GUIA PARA PERSONAS DE BAJOS RECURSOS ECONOMICOS. PARA RECIBIR LOS BENEFICIOS DEL PROGRAMA DE CLIMATIZACION QUE TRAE FONDOS DEL GOBIERNO PARA REEMPLAZAR EL SISTEMA DE CALEFACCION AL IGUAL QUE MEJORAR LAS VENTANAS, EVITANDO INCREMENTO DE RENTA POR MEJORAR DE ALTO VALOR MONETARIO. ESTA INFORMACION ES VOLUNTARIA Y CONFIDENCIAL.

Our mission is to serve as a catalyst for positive change in the lives of the people in our community, on their paths to secure and prosperous futures.

8/27/2024

Tenant Meetings are very important.



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Explain the Program.



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Why do you need our SS#, and income info?



TORUM - WEATHERIZATION ATTERCATION

Applicant Name	Social Security #	Phone # (w/area code)	
Applicant Address (Number + Street, Apt #	or Floor, City, Zip Code)	County	
Alternate contact information:			
List any al	ternate phone numbers or other con	tact information for applicant	
Name of other contact person (if any)	Relationship to applicant	Phone # (w/area code)	
	OR Multi-family building (
Residence OR Manufactured/ If rental unit, give landlord/owner name an Who pays for the heat for this residence? Did this household receive HEAP benefits	Landlord/ Owner OR	☐ Tenant	
If rental unit, give landlord/owner name an Who pays for the heat for this residence?	d address: OR Landlord/ Owner OR in the past twelve (12) months?	☐ Tenant Yes ☐ No	
If rental unit, give landlord/owner name an Who pays for the heat for this residence? Did this household receive HEAP benefits	d address: DR Landlord/ Owner OR in the past twelve (12) months? [onal):	☐ Tenant Yes ☐ No	
Who pays for the heat for this residence? Did this household receive HEAP benefits If yes, enter your HEAP case number (opti	d address: DR Landlord/ Owner OR in the past twelve (12) months? [onal):	Tenant Yes No	
If rental unit, give landlord/owner name an Who pays for the heat for this residence? Did this household receive HEAP benefits If yes, enter your HEAP case number (optiminate the number of household member)	d address: Landlord/ Owner OR in the past twelve (12) months? [onal): ers who are:	Tenant Yes No	
Who pays for the heat for this residence? Did this household receive HEAP benefits If yes, enter your HEAP case number (opti- Indicate the number of household member 60 years of age or older	d address: Landlord/ Owner OR in the past twelve (12) months? [onal): pers who are: Black or African Americ	Tenant Yes No	

Name	Sex (M/F)	Age	Source(s) of Income	Weekly Amount	Monthly Amount	Yearly Amount
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	-			-		
			8/27/2024			
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SOLICITUD PARA EL PROGRAMA DE CLIMATIZACIÓN

Nombre del solicitante		olicitante Número de Seguro Social		Teléfono (con código de área)		
Dirección del solicitante (Número + Calle, Apto			o o Piso, Ciudad, Código Postal)		Condado	
Información de contacto (Listar	alternativa cualquier n	a: número de	teléfono alternativo u otra inforn	nación de cont	acto.)	
Otra persona de contacto	o (en su cas	0)	Relación con el solicitante	Teléfono	(con código	de área)
Tipo de Uviv Residencia O	ienda fami Casa p		☐ Edifício multifamiliar la o móvil O ☐ Viviendas e)
Si la unidad es alquilada	a, dé el nor	nbre y dire	ección del propietario:			-
¿Quién paga por la cale	facción de	esta reside	encia? Propietario	☐ Inqu	ilino	6
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De 60 años o más	aca woo	100000000000000000000000000000000000000	Afroamericano			
Niños de 17 años o men	nores		Hispano o Latino	1000 1000		
Personas con discapació	dad	<u> </u>	Nativo Americano	<u> </u>		
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TENANT MEETING A 129 WADSWOF			
JUNE 15, 2017			
NAME/NOMBRE	APT#	TELE#	COMMENTS

NORTHERN MANHATTAN IMPROVEMENT CORPORATION

45 WADSWORTH AVENUE NEW YORK, NY 10033 (212) 822-8340 FAX (212) 740-6432

WEATHERIZATION ASSISTANCE PROGRAM DOCUMENTATION & OUTREACH SERVICES

day of 20

Notary Public

	AFFIDAVIT	FORM B
STATE OF NEW YORK	SS:	
COUNTY OF NEW YORK		
I		luly sworn do hereby depose and say that:
I currently reside at		New York, NY
My monthly income is \$		
Job Title/Description:		
Company Name:		
Company Address:		
☐ I am Self Employed a ☐ Employed as a Taxi I ☐ Employed as a Store ☐ Employed as a Factor ☐ Employed as a Baby ☐ Employed as an Unde ☐ Employed OFF THE ☐ Other	Driver Clerk ry Worker Sitter ocumented Labore	er
		(Signature)
Sworn to before me this		

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NORTHERN MANHATTAN IMPROVEMENT CORPORATION

45 WADSWORTH AVENUE NEW YORK, NY 10033 (212) 822-8340 FAX (212) 740-6432

WEATHEDIZATION ASSISTANCE PROGRAM

OUTREACH SERVICES	
	AFFIDAVIT
STATE OF NEW YORK	cc
COUNTY OF NEW YORK	SS:
I,	duly sworn do hereby depose and say that:
I currently reside at	, New York, NY
I am unemployed;	
During the past year, I have	not received any income
Solely depend or	n my (husband's/wife's) income.
Solely depend or	n head of household's income.
	n head of household's income. f household 17 years & over)
Unemployed from	m to
Relative of head	of household.
	(Signature)
Sworn to before me this	
day of	_ 20
Notary Public	

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- Keep The Owner informed.
- Let them know how the meeting went.
- Provide weekly updates if appropriate.
- Perhaps you need more than one meeting?
- If there is not a lot of cooperation try to find out what the obstacles are.

IS IT OWNER/TENANT ISSUES?

IS IT FEAR OF GIVING OUT PERSONAL INFORMATION?

APATHY? IT'S TOO GOOD TO BE TRUE SYNDROME? NO ONE GETS ANYTHING FOR FREE?

NORTHERN MANHATTAN IMPROVEMENT CORPORATION TENANTS OF: <u>562 West 186th Street</u>





YOUR BUILDING IS ELIGIBLE FOR THE WEATHERIZATION ASSISTANCE PROGRAM THANK YOU FOR YOUR COOPERATION!



Now get to work!

Any Questions?

End of part one.





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8/27/2024

Identify WAP and other revenue sources

- Identify and confirm available WAP funds for completing the potential project within WAP funding period (e.g, average expected cost per unit and program year funds available)
- Assess owner's own capacity and willingness to invest in energy efficiency upgrades to the property
- Assess project's eligibility for accessing funds from other sources to support successful completion

8/27/2024

Risk assessment of availability of funds

- Minimum Owner investment is 25% with some exceptions.
- Will WAP plus owner investment funds be sufficient to implement the WAP eligible work directly and through subcontractors?
- For example: Owner might be able to provide owner share for WAP eligible work if funds for this and other capital upgrades were approved by a municipal Loan Program or NYSERDA Loan Program (that would have to approve all uses of loan funds). Owner cash is always best!
- Utility could help support and enable conversion from oil to natural gas, but conversion requirements can be stringent and present barriers.
- Utility funded Multifamily Energy Efficiency Program could pay incentives for gas or electric measures.

24WinterCon

8/27/2024

Oversee Building Performance Assessment Building data collection

- Collect two years' building wide, all energy use data
- Conduct basic utility bill benchmarking analysis
- Retrieve basic data describing existing conditions in the building, e.g., up to date architectural plans and any recent system repair or upgrade bills, from best building sources
- Obtain publicly available data (e.g, census, Google earth)
- Learn about building owner's upgrade priorities

-WinterConf

Oversee Building Performance Assessment Plan and schedule Walk-Through of the Building

- Provide summary results of BTU/sq.ft/HDD analysis to field technicians and assigned energy auditors
- Field technicians collect "pre-audit data "for use by Energy Auditors to complete Building Audit
- Full field Level II energy audit is scheduled only after Income eligibility of the building has been verified

Manage On-Site Energy Audit

- To be led by qualified MF energy analysts/energy engineers
- Include property manager and other building representatives
- Interview building superintendent and sample of residents.
- Observe operations and conduct appropriate diagnostic tests
- Confirm building conditions and identify energy efficiency upgrade opportunities, operations and maintenance issues, and health & safety issues to be addressed.

Developing the WAP Work Scope

- Using one of the HCR approved MF energy audit tools (e.g., EA-QUIP, TREAT), energy auditor runs the calculation engine modeling the building, calibrates the model with the energy usage information and produces an Audit Report that includes a proposed SOW.
- The proposed Scope of Work incorporates estimated costs and savings for each measure, identifies Savings to Investment Ratios (SIRs) of each measure, and lists measures in rank order from the highest to the lowest (with interactivity in savings calculations)

ASCSP2024WinterConf

Fridge Audit example

	MU ADDRESS	C. W. SP1000						hestry	The said Level										
S34 West 178									Tanonero						(RE)	RECOMMENDATION			
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/	GE	GTHK80X3EWW D	ol/ T	F	A	15	715.4	72	27	3	R		44		0	S (2015)			
<u>_</u>	fris daire	FENTISHAND D	Sales and	17.00	1	15		70	73	1	59	-	100	10		15			

Manage Production of Audit Report

- Manage completion of the Energy Audit/Building Performance Assessment Report
- for Quality Control Review and
- transmittal to the MF building owner/property manager/decision-maker.

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Negotiating/selling the upgrade to the Owner

- Educating the Building Owner/Property Manager/Board Chair (or other key decision-makers) about the potential for reduced operating costs for the building (rental properties owned or managed by non-residents, are different from low-income coops in which the residents are the owners (and neighbors).
- Cost effective WAP measures result in savings that can be monetized and seen as a source of funds paying back for the owner investment in the project (ROI and simple pay back)
- And these savings would bring lasting benefit to the building.

Overcoming Barriers to Owner Agreement or the SOW

- Owners typically have their own priorities that may be inconsistent with audit, so be prepared to address this issue
- Owners may be convinced that their highest priority is (of course) cost effective (for a diverse set of reasons)
- May claim not to understand DOE Audit requirements (e.g.)
 S.I.R.> 1.0 for each measure funded with DOE WAP funds
- Consider energy savings strategy that increases owner's share of the investment in their favored measures to "buy down" the S.I.R.

Completing the Owner Agreement

- Recommended Scope of Work and Audit Report are completed and shared with the Owner/Property Manager by the Project Manager.
- Project Manager completes "owner negotiations" to confirm the measures to be included and the relative share of the estimated costs to be paid by WAP, owner, and other leveraged funds
- Reminds owner that the energy audit and SIR list in rank order is the driver of DOE investment in the building.
- Buying down the SIR with targeted owner investment in owner priority measures can be an effective strategy to close the deal.

This is an example of an **EA-QUIP SIR** print out. Showing the SIR's for the various measures in a building.







Based On User Defined Retrofits

Building Address:	501 West 176th Street, New York, N	ew York 10033	3	
Auditor: j <u>ordan bonomo</u> Description	Location	Initial Cost (\$)		it Date: 05/03/2017 S.I.R
Hot water TEMP to 130 Deg F	Appliance	1,200.00	1,821.63	11.50
LO-FLO showers & restrictors	Appliance	1,037.50	421.05	4.80
Weatherstrip Doors	Bulkhead (Doors)	200.00	59.03	3.10
Upgrade internal public lighting	Lighting	58,521.00	10,734.60	2.20
Upgrade external public lighting	Lighting	14,197.00	2,407.38	2.00
Install 386 kwh/yr REFRIGERATOR	Appliance	45,650.00	5,799.77	1.80
Install new DHW heater	Appliance	42,000.00	3,907.93	1.60
NEW Heating System	Heating system (85% - Mid Efficiency)	190,000.00	14,786.50	1.40
Replace apartment lighting	Lighting	47,414.00	4,440.04	1.10
NEW insulating DOOR	Entrance (Doors)	1,300.00	91.15	1.00
REPLACE w/LowE argon-filled Therr	mal PanePrimary (Windows)	286,212.00	16,228.62	1.00
NEW insulating DOOR	Boiler room (Doors)	1,300.00	71.74	0.80
REPLACE w/DblThermal Pane	Common area (Windows)	66,600.00	2,644.89	0.70
NEW insulating DOOR	Bulkhead (Doors)	2,600.00	117.10	0.70
Total		\$758,231.50	\$63,331.43	1.28

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Sample Apartment Building Work Summary (BWS)

BUILDING WOR	RKS	COPE							
HEATING SYSTEM	. /	LOCATION	W	AP COST		OWNER	OWNER IN-KIND	BRONX	LINE
	<u> </u>		MATERIAL	SUBLABOR	TOTAL	TOTAL	TOTAL	BP OFFICE	TOTALS
Burner Replacement	1	Boiler Room	\$24,960.00	\$12,000.00	\$36,960.00			\$18,040.00	\$55,000.00
Heat Control Device	1	Boiler Room			\$0.00			\$55,000.00	\$55,000.00
DHW + Steam Pipe Insu	2204	Basement	\$5,774.06		\$5,774.06				\$5,774.06
Showerheads	33	Apartment	\$98.67		\$98.67				\$98.67
Faucet Aerators	74	Apartment	\$77.70		\$77.70				\$77.70
					\$0.00				\$0.00
CFL Bulbs 14 Watts	113	Apartments	\$270.07		\$270.07				\$270.07
CFL Bulbs 19 Watts	97	Apartments	\$231.83		\$231.83				\$231.83
CFL Bulbs 23 Watts	23	Apartments	\$57.27		\$57.27				\$57.27
Hard Wired Lighting	206	Apartments	\$15,491.91	\$10,326.94	\$25,818.85				\$25,818.85
Hallways light		Common areas	\$6,224.64	\$4,150.76	\$10,375.40				\$10,375.40
Refrigerators	25	Apartments	\$13,872.00	\$1,814.00	\$15,686.00				\$15,686.00
Attic/Roof Insulation	7493	Roof			\$0.00		\$8,242.30		\$8,242.30
Roof Replacement					\$0.00		\$112,480.00		\$112,480.00
Low E Windows	317	Apartments	\$56,120.00	\$15,694.00	\$71,814.00	\$39,822.90			\$111,636.90
Smoke Alarm	42	Apartment	\$410.34		\$410.34				\$410.34
CO Detector	42	Apartment	\$1,845.90		\$1,845.90				\$1,845.90
BUILDING CO) S 1	SUMMAF	RY						
SUMMARY			W	AP COST		OWNER	OWNER IN-KIND	BRONX	LINE
			MATERIAL	SUBLABOR	TOTAL	TOTAL	TOTAL	BP OFFICE	TOTALS
TOTAL COSTS			\$125,434.39	\$43,985.70	\$169,420.09	\$39,822.90	\$120,722.30	\$73,040.00	\$403,005.29
TOTAL BUILDING	СО	ST	(DO NOT INCLUDE	E CREW LABOR)				\$403,005.29

HCR Form #8c

NYS HOMES & COMMUNITY RENEWAL WEATHERIZATION ASSISTANCE PROGRAM FORM #8C MULTI-FAMILY BUILDING OWNER AGREEMENT

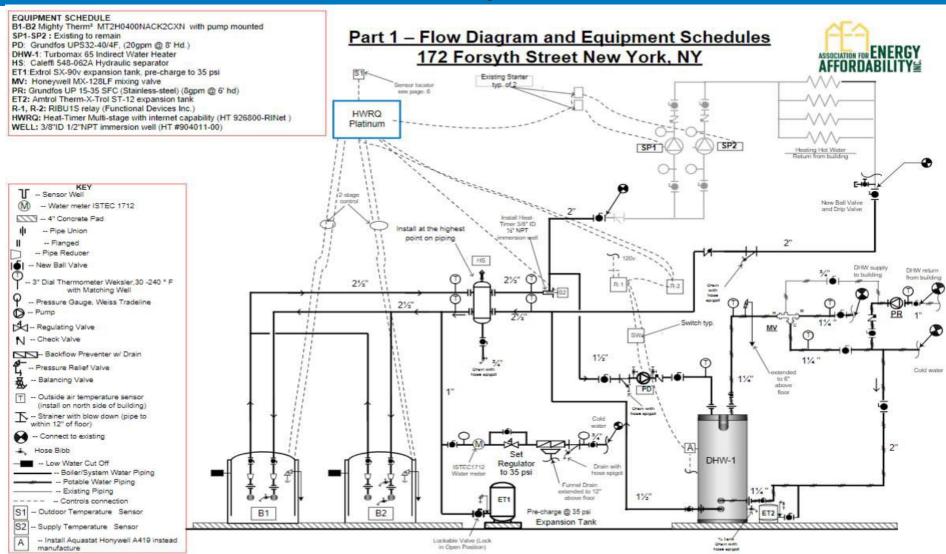
EXHIBIT C - WORK TO BE COMPLETED BY OWNER

Description of Work Item(s)	Estimated Materials Costs	Estimated Labor Costs
New Boiler	\$44,218	\$12,700
Boiler specs	\$0	\$2,500
Temp Service	\$1,000	\$1,500
windows	\$30,160	\$4,640
sidewalk Bridge	\$7,700	\$11,000
Child Guards	\$1,500	\$800
Ventilation fans	\$0	\$1,500
mullions	\$900	\$1,050
Snap trim	\$2,620	\$2,620
	\$0	\$0
	\$0	\$0
Estimated Totals:	\$88,098	\$38,310
Estimated Total of	Owner's Work:	\$126,408

Developing Work Specifications

- Engage a qualified energy efficiency engineer
- NMIC has some in-house capacity to develop heating system upgrade and replacement specs
- Use the DOE/NREL Standard Work Specifications for Multifamily Buildings as a guide to assist in developing detailed specifications

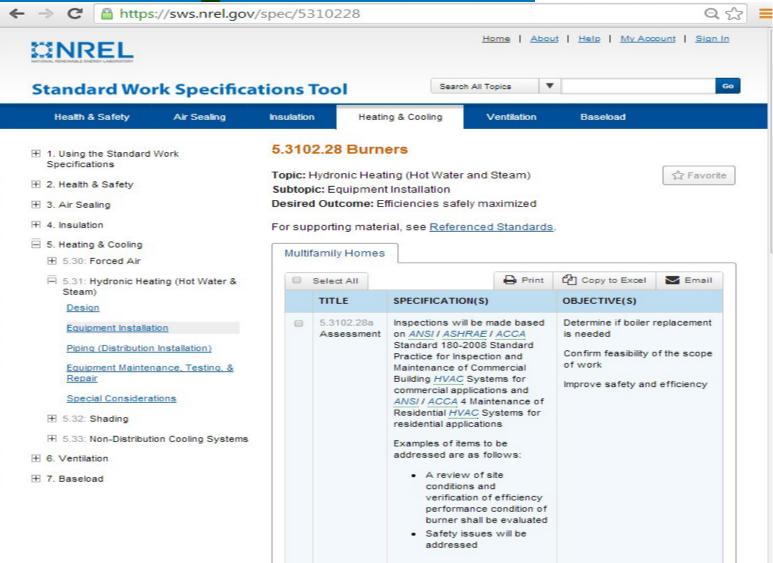
Boiler Specs



Accessing A Standard Work Specification

- 1. Go to website: https://sws.nrel.gov/
- Search by keyword, or browse through sections (H&S, Air Sealing, Insulation, Heating and Cooling, Ventilation, or Baseload)
- 3. Identify Individual SWS Detail
 - a. Save for future use as a "favorite",
 - b. Print,
 - c. Copy to Excel, or
 - d. Email

For Example: Installing a new Burner



Measure Details to include in Audit, Specification, and/or Construction Management

5.3102.28c Combustion efficiency	Undiluted flue gases will be checked with a calibrated flue gas analyzer in accordance with accepted protocol If combustion is not occurring safely or with maximum efficiency, diagnostics and adjustments will be done in accordance with work order specifications Fuel/air ratio will be adjusted to meet specified performance over a range of firing rates, when applicable	Confirm that combustion occurs safely with maximum efficiency
5.3102.28d Modulation	Contractor will demonstrate the burner modulates over the specified operating range (steam pressure and water temperature) and firing rates Combustion efficiency will match work order specifications over specified firing rates or turndown ratios	Engage and optimize modulation
5.3102.28e Education	Building operations staff will be educated on burner capabilities and ongoing maintenance	Maintain optimal performance
5.3102.28f Startup	Startup will be performed by "qualified person," as defined in NFPA 31, 3.3.50	Ensure proper installation and setup
5.3102.28g Fuel	Where applicable, dual fuel systems will be recommended when replacing oil-fired burners Dual fuel switch control operation will be confirmed	Ensure fuel flexibility

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Procuring Installation Subcontractors

- Follow Federal and State procurement requirements
- In any project and typically, NMIC conducts a separate procurement processes for each type of measure.
- Some procurements are for the program year, some for a single building (e.g., required for HVAC work).
- WAP can be a "turn key" operation from a building owner's perspective, overseeing measure installation for all WAP funded work, and potentially the total upgrade project.

Sample bid Sheet for Mech Ventilation

BID SHEEET	Date	BID SHEEET
	DUCT AND VENT CLEANING PROJECT	

240 Nagle Ave		COST							
WORK SCOPE DESCRIPTION	Material	Labor	Total						
Duct & Vent cleaning bath & Comm area shafts									
Duct & Vent sealing bath & Comm area shafts									
New bath registers and fire dampers (180)									
New fans with Variable speed control									
New common area registers and fire dampers									
New VOP's/and or CARs for each register as needed									
Test and balancing									
Other:									
Totals									

CONTRACTORS AGREEMENT TO SPECIFICATION: By signing below, the contractor agrees to all of the above requirements. Bid price is for the entire attached specification. Any additions or changes shall be outlined below with a separate additional price.

CONTRACTOR BID PRICE: \$

ADDITIONAL WORK CONTRACTOR FEELS IS NECESSARY FOR THIS SPECIFICATION, AND BID PRICE. Not included in bid award.

Description	Material	Labor	Total

(Add additional sheets if necessary)

Contractor Name and Address	
CONTACT:	
SIGNATURE:	
TITLE:	
DATE:	

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Boiler bid sheet

Attachment A - Revised Bid Sheet:	Heating Plant U	Jpgrade Project	Car Becoming and	
Building Address:	240 Nagle Ave,	New York, NY	10034.	
Work scope Description		Cost		1
	Material	Labor	Total	1
Temporary Domestic Hot Water & Heat				1
Demolition;			200	1
Concrete Work;				1
Equipment - Boilers, Pumps, Expansion tanks,	100		44	1
misc;			200	l .
Piping, valves and fittings;				1
Pipe Insulation;			4-2	1
Boiler breeching, smoke test, etc.;				1
Electrical and Lighting;	50		4-5	1
Controls; Heat Timer, misc				1
Training; Commission, Start-up Services;			20	1
DHW piping, pumps, mixing valve, valves, etc				1
Indirect DHW tanks				1
Power flame Burners, and gas train piping				1
Chimney Liner				1
Filing fees, permits, sign-offs, 2yr service				1
contract.				ı
TOTALS				1
The following items are not part of the bid	XXXXXXXXX	xxxxxxxxxx	xxxxxxxxxx	1
award.				ı
Provision of Gas to Boilers – all work				1
associated with new gas service, including				ı
Gas Boosters;				ı
Temperature Regulating Valves (TRVs) on				1
Apartment Cabinet Convectors; Danfoss or				ı
equal. (include cost to ID supply and return				ı
pipes)				ı
Expansion Joints in Apartments		7.		1
CONTRACTOR'S AGREEMENT TO SPECIFICATION: By si				
price is for the entire specification outlined above. Any a	additions or changes	shall be outlined belo	w with a separate addit	tional
price.				
ADDITIONAL WORK WHICH CONTRACTOR FEELS NEED	OS TO BE PERFORMI	ED WITH THIS SPECIF	ICATION, AND ASSOCIA	ATED
BID PRICE:				
(add additional sheets if necessary)				
DESCRIBE METHOD TO IDENTIFY CONVECTO	R SUPPLY AND F	RETURN LINES (In	clude work to do th	is in
cost above on a separate page). CONTRACTOR NAME, ADDRESS, PHONE, FAX	EMAIL. AND CO	NTACT:		
				-
SIGNATURE	TITLE		DATE	
OIGNATURE				

Monitoring Construction

- Per PM and QCI JTAs, project manager is responsible for ensuring that the assigned quality control inspector follows QC guidelines.
- In any MF project, installation of WAP measures can be implemented by experienced field crew and subcontractors, all of whom are monitored from project start through measure completion and sign-off.
- The WAP crew typically completes measures in the apartments, Subs handle heating, DHW, insulation, lighting, fridges, windows and Mechaincal ventilation.

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Post Construction Performance Assessment

- Tracking actual energy and cost savings from specific multifamily energy upgrade projects can be a key tool in helping to recruit other projects and owners, by stimulating sharing of the successes.
- Case studies and public recognition of buildings and portfolios of properties that have achieved energy and cost savings through energy efficiency upgrades can influence their "peers" and challenge others to follow.
- Multifamily weatherization can be a market leader.

Another example of a post WAP Fuel use, showing savings.

510 W. 188th St. New York, NY

Background:

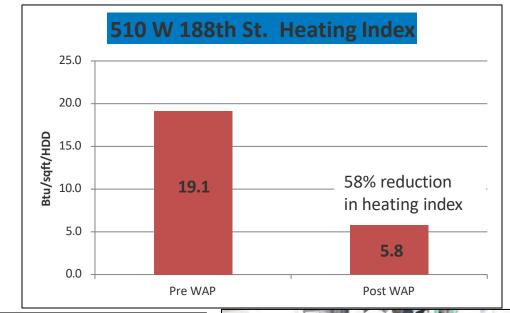
- •6 floors
- •35 Units
- •36,750 Heated SqFt

Workscope:

- New, smaller, more efficient steam boiler
- 2. New apartment windows
- 3. Refrigerator replacement
- 4. Low-flow showerheads
- 5. Pipe insulation
- 6. Common area and apartment lighting upgrade
- 7. Roof insulation

Savings:

- 42% Energy Reduction
- \$21,695 First Year Savings







Before WAP

After WAP

WAP 2021	NMIC										
	ADDRESS		Btu/sqFt		DED LIMITÉ	C. Mataviala	Culp Labar	A			
BLDG#	ADDRESS	UNITS	/1100					Agncy Mat\$			
				\$0.00		\$0.00				H/S	
				\$0.00		\$0.00	\$0.00				
					#DIV/0!			\$0.00			
				\$0.00	#DIV/0!	\$0.00	\$0.00	\$0.00			
				\$0.00		\$0.00		\$0.00			
				\$0.00		\$0.00					
				\$0.00		\$0.00	\$0.00	\$0.00			
	721-45 E 5th St	45		\$350,660.00			\$65,100.00	\$0.00		\$56,185.00	
	206 Eldridge St	33		\$201,171.00			\$37,791.00	\$0.00		\$60,338.00	
	, and the second			\$0.00		\$0.00			Owner Negotiation		
				\$0.00		\$0.00			owner App		
				\$0.00		\$0.00			owner App		
				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
						\$0.00	\$0.00	\$0.00		\$0.00	
				\$0.00				\$0.00		\$0.00	
	620 -644 E 5th St	42		\$400,358.00	\$9,532.33	\$301,406.00	\$98,952.00	\$0.00	IP	\$35,535.00	
	13-15 E 97 St	4		\$17,344.00	\$4,336.00	\$9,100.00	\$8,244.00	\$0.00	Complete	\$0.00	
	189 Allen Street	149		\$157,167.00	\$1,054.81	\$111,163.00	\$46,004.00	\$0.00	IP	\$78,857.50	
				\$0.00		\$0.00	\$0.00	\$0.00		\$0.00H	/S toatal
										\$230,915.50	
		27	3								
						S Materials	Sub Labor	Agncy Mat\$			
					TOTAL	\$870,609.00	\$256,091.00	\$0.00	\$1,126,700.00	\$1,126,700.00	
					PER UNIT	3189.04396	938.062271	0	\$4,127.11		
					left to spend	\$335,396.00	\$103,909.00	\$10,000.00	\$449,305	\$449,305	

What about doing BIL Multifamily projects?

- There is this "little thing" called the Davis-Bacon Act of 1931 AKA Prevailing Wage
- -How do I know what to do?
- -DOL has the published Wage Determinations for your area. They can be found at SAM.gov
- For example, in NYC we use NY20240003. This is the most updated Wage Determination.

The NYC Network of Subgrantees got together and agreed on the wage categories to be used in NYC Multifamily Projects.

Many of us were around back during ARRA 2009-2012, when we did this for the first time ever in WAP. This experience was key for us going forward with BIL. We are using the same Wage categories as we did during ARRA with updated rates. With one exception. We had a category called Weatherization Worker. That died with ARRA.

WAGE Classifications: In-unit worker (crew)

Go to Wage Classification Excel document

Davis	Bacon Wage Schedule for Unit Retrofits (5 stories and above)			
	<u>Carpenters</u>			
	Carpenters & Soft Floor Layers	Sheet Me	tal Worker	Hazardous Waste Laborers
Air Seal A/C Sleeves	ü			
Install smoke and CO detectors	ü			
Install Low-flow showerheads and aerators	ü			
Air Seal Apartments: caulking, weatherstripping	ü			
Supply and install auto dampers in Apt. per reg			ü	
Remove/Cleaning Apartment registers				ü
Davis Bacon V	Wage Determination Schedule for Unit Retrofits (5 stories and above)			
CLASSIF	FICATION	RATES*	FRINGES*	TOTAL
Carpenters	Carpenters & Soft Floor Layers	\$55.05	\$47.83	\$102.88
	Sheet Metal Worker	\$52.10	\$55.18	\$107.28
Laborers	Hazardous Waste Laborers	\$38.55	\$19.35	\$57.90
*Source: U.S. Dept. of Labor, General Decision Number: NY20230003 11/17/2023				

Pipe Insulation

Davis Bacon Wage Schedule for Pipe Insulation (5 Stories and above)									
	DESCRIPTION OF WOR	CLASSIFICATION							
Dina insulation sutside of bailon vacus		Asbestos Worker/ Insulator							
Pipe insulation outside of boiler room			ü						
	Davis Bacon Wage Determination for Pipe Insulation (5 Stories a								
CLASSIFICATION	RATES*	FRINGES*	TOTAL						
Asbestos Worker/Insulator	\$70.01	\$35.16	\$105.17						
*Source: U.S. Dept. of Labor, General Decision Number: NY20230003 11/17/2023									

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Roof Insulation

Davis Bacon Wage Schedule for Roof Insulation (5 stories and above)												
<u>.</u>	Electrician	Carpenters		<u>Painters</u>	Laborers	-	_					
	Master Electrician	Carpenters & Soft Floor Layers	Asbestos Worker /	Painter, Drywall, Finisher	Hazardous Waste Laborers	Bricklayers	Roofer	Sheet metal Worker				
Replace Roof Fans	ü	·				·						
Insulation: blow roof insulation			ü									
Install passive roof vents		ü										
Paint				ü								
Trunks- Vacuum and brush roof fans to the ground					ü							
Bulkhead doors - replace, weatherstrip		ü										
Resurface/Repair Roof							ü					
Repair Parapet Wall - flashing, capstones, etc.						ü						
Seal Dumbwaiter Shaft						ű		ü				
Clean Roof fans filters					ü							
			Davis Bacon Wa	ge Determination Sche	dule for Roof Insulation	(5 stories and above)						
CL	ASSIFICATION		RATES*	FRINGES*	TOTAL	ADDITIONAL NOTES*						
			\$59.00		\$122.09	Paid Holidays required* - Ne	Birthday, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Colum					
Electrician	Master Electrician			\$77.695%+17.25		Day, Election Day, Thanksgiv						
Carpenters	Carpenters & Soft Floor Layers		\$55.05	\$47.83	\$102.88							
	Asbestos Worker/Insulator		\$70.01	\$35.16	\$105.17							
	Roofer		\$45.25	\$37.62	\$82.87							
	Sheet Metal Worker		\$52.10	\$55.18	\$107.28							
Painters	Painter, Drywall, Finisher		\$43.00	\$38.11	\$81.11							
Laborers	Hazardous Waste Laborers		\$38.55	\$19.35	\$57.90							

Windows

Davis Bacon Wage	ge Schedule for Windows (5 Stories a	and above)					
	Demolition La	aborer	Carpenters	Laborers			
	Tier A	Tier B	Carpenters & Soft Floor Layers	Unskilled/Utility Laborer			
Window Removal	ü	Hel D	Carpenters & Soft Floor Edyers	Oliskilled, Othicy Laborer			
Shoveling, sweeping and carting windows & debris outside	ŭ	ü					
Window Repair - replace glass, repair inoperable windows, caulk around window jambs, etc.			ü				
Window Installation			ü				
Delivery and distribution of new windows (only paid for work done on-site and only if substantial time spent)				ü			
			rmination for Windows (5 Stories and above)				
CLASSIFICATION		RATES*	FRINGES*	TOTAL		ADDITIONAL NOTES*	
Demolition Laborer	Tier A	\$37.44	\$23.60	\$61.04	rock, block or masonry. Also, all	val of all interior petitions and structural r all structural slab openings for ducts, me walls where the building is not being com	nechanical, shafts, eleva
	Tier B	\$26.63	\$17.57	\$44.20	TIER B: Responsible for shoveling o	of debris into containers, pushing containe the building.	ners from the inside to
Carpenters	Carpenters & Soft Floor Layers	\$55.05	\$47.83	\$102.88			
		\$42.70	\$29.74	\$72.44			
Laborers	Mason Tender-Genral Labor				Paid Holidays Required: Labor Day an	nd Thanksgiving Day	
*Source: U.S. Dept. of Labor, General Decision Number: NY20230003 11/17/2023							

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ASHRAE 62.2

Davis Bacon Wage Schedule for Shafts & Registers (5 stories and above)											
	<u>Electrician</u>	<u>Laborers</u>	<u>Painters</u>	<u>Plumber</u>							
	Jobbing, maintenance and repair work	Hazardous Waste Laborers	Painters, Drywall Finishers, Lead Abatement Worker	Service Fitter							
Install Fans	ü										
Duct Cleaning		ü									
Duct Sealing			ü								
Install Registers		ü									
Install plastic on registers				ü							
	Davis Bacon Wage Determination	on Schedule for Shafts	and Registers (5 stories and ab	oove)							
CLA	ASSIFICATION	RATES*	FRINGES*	TOTAL	ADDITIONAL NOTES*						
Electrician	Jobbing, Mntce & Repair	\$28.50	\$51.243%+7.5+a	\$50.60							
Painters	Painters, Drywall, Finishers, Lead Abatement Worker	\$43.00	\$38.11	\$81.11							
Plumbers	Service Fitter	\$41.75	\$14.00	\$55.75							
Laborers	Hazardous Waste Laborers	\$70.01	\$35.16	\$105.17							
*Source: U.S. Dept. of Labor, General Decision Number: NY20230003 11/17/2023											

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Boilers

				Davis Ba	ncon Wage Schedule	e for Heating Plant Related Wo	ork (5 stories and above)						
		Plumber		Electrici	an	Demolition Laborer	Carpenters	Labo	rers					
	Service Fitter	Mechanical Equipment & Service	Steam Fitter	Master Electrician	Jobbing Maintenance & Repair Work	Tier A	Carpenters & Soft Floor Layers	Cement & Concrete Worker	Hazardous Waste Laborers	Boilermaker	Sheet Metal Worker	Brick Layer	Painter, Drywall, Finisher	Asbestos Worker/ Insulator
Asbestos Abatement														ü
Demolition						ü								
Concrete Work (Pad)								ü						
Temporary heat and hot water service	ü		ü											
Boiler/Header and Harford Loop										ü				
Burner	ü													
New Gas Service			ü											
Existing Gas Service Modifications	ü													
Oil and Condensate Piping and Plumbing	ü													
Electrical (Service Panel)				ü										
General Electrical (controls, basic wiring, lighting)					ü									
Insulation					-									ü
Fresh air					ü			ü			ü			_
Oil Tank Cleaning									ü					
Breeching											ü			
Chimney											ü	ü		
Lighting					ü						_			
Painting					-								ü	
Boiler Feed Pump and Tank	ü													
Condensate Tank	ü													
Smoke Detector	-				ü									
Master Venting	ü													
TRV's, Radiator, Convector, Vent and Trap Work	ü													
Waterside Chemical Treatment/Boiler Cleaning	ü													
Domestic Hot Water Heater Replacement		ü												
Sump pumps		ü												
Boiler Room Door							Ü							
							u							

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Boilers continued

		Davis Bacon Wage De	termination for Heating Plan	t Related Work (5 Stories and above)		
	CLASSIFICATION		RATES*	FRINGES*	TOTAL	ADDITIONAL NOTES*
Plumbers		Service Fitter	\$41.75	\$14.00	\$55.75	Service Fitter work shall consist of all repair, service and maintenance work on domestic, commercial and industrial refrigeration, air conditioning and air cooling, stoker and oil burner apparatus and heating apparatus etc., including but not exclusively the charging, evacuation, leak testing and assembling for all machines for domestic, commercial and industrial refrigeration, air conditioning and heating apparatus. Also, work shall include adjusting, including capacity adjustments, checking and repairing or replacement of all controls and start up of all machines and repairing and repaired provides on any system for domestic, commercial and industrial refrigeration and all air conditioning, air cooling, soker and oil burner apparatus and heating apparatus regardless of size or type.
		Mechanical Equipment & Service	\$46.60	\$19.96	\$66.56	
		Steam Fitter	\$41.75	\$14.00	\$55.75	
Electrician		Master Electrician	\$59.00	\$77.695%+17.25	\$122.09	
			\$28.50		\$50.60	Paid Holidays required* - New Years Day, Martin Luther King, Jr.'s Birthday, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Election Day, Thanksgiving Day,
		Jobbing, Maintenance & Repair Work	\$37.44	\$51.243%+7.5+a \$23.60	\$61.04	the day after Thanksgiving Day, and Christmas Day. TIER A: Responsible for the removal of all interior petitions and structural petitions that can consist of sheet rock, block or masonry. Also, all structural slab openings for ducts, mechanical,
Demolition Laborer		Tier A				shafts, elevators, slab openings and exterior walls where the building is not being completely demolitioned.
Carpenters		Carpenter & Soft Floor Layers	\$55.05	\$47.83	\$102.88	
Laborers		Mason Tender/General labor	\$42.70 \$70.01	\$29.74 \$35.16	\$72.44 \$105.17	
		Hazardous Waste Laborers	\$70.01	\$35.16	\$105.17	
		Boilermaker		33%47.22+a	\$131.52	a. Paid Holidays required*. New Year's Eve, New Year's Day, Memorial Day, Independence Day, Labor Day, Good Friday, Thanksgiving Day, the day after Thanksgiving Day, and Christmas Eve.
		Sheet Metal Worker	\$52.10	\$55.18	\$107.28	
		Bricklayer	\$65.53	\$31.60	\$97.13	
		Painter, Drywall, Finisher	\$48.47	\$30.21	\$78.68	
			\$70.01	\$35.16	\$105.17	
		Asbestos Worker/Insulator				Definition: Includes application of all insulating materials, protective coverings, coatings and finishes to all types of mechanical systems
*Source: U.S. Dept. of Labor, General Decis	sion Number: NY20230003 11/17/2023					

Contact Information

Thank you

- Dan Rieber, NMIC
- 917-217-8986 mobile
- danrieber@nmic.org

Thank You!!

