

# Building on Steam

Wednesday, December 3, 2025



# AGENDA

- 01. Welcome Remarks**
- 02. New Business Update**
- 03. Why Steam? A Case Study**
- 04. Steam Rate Case Overview**
- 05. The Steamy Awards**
- 06. Closing Remarks**



# Welcome Remarks

Steve Parisi *Sr. Vice President, Central Operations*





# Steve Parisi

Sr. Vice President, Central Operations



# New Business Highlights

**Damian Bossio** *Business Partner, Steam Business Development*



# 520 Fifth Avenue

- 450,000 sq ft mixed use building
- Steam serving 36 floors of residential apartments (215,000 sq ft)
- Estimated consumption = 8,500 Mlbs
- WSP engineering



# 80 Clarkson Street & 570 Washington Street

- Two luxury residential towers
- 570,000 combined sq ft
- Estimated load = 22,400 Mlbs
- WSP engineering



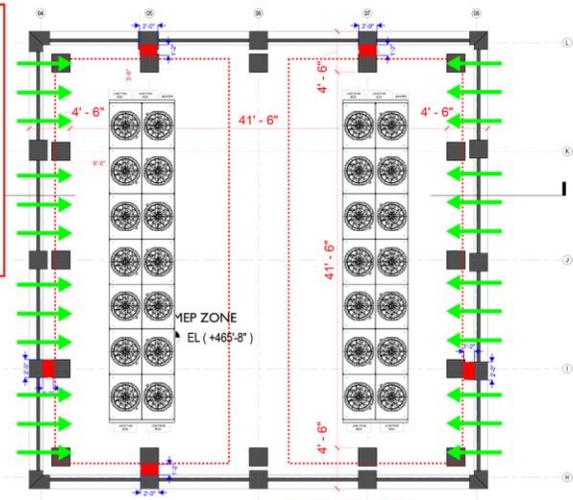


# Why Steam? A Case Study

Gary Pomerantz *Exec. Vice President, WSP*



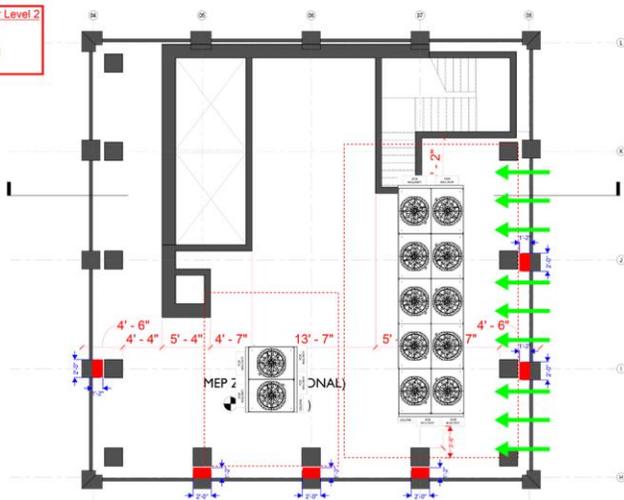
- Notes:
1. The entire volume above the High Roof floor plate needs to be open to the sky for ACCH exhaust.
  2. Columns are assumed to be 14"x24" per input from Structural Engineer. Actual dimensions and coordinates to be further developed/coordinated.
  3. ACCH banks require a 6' perimeter for airflow and a minimum of 42" for electrical panel access.
  4. ACCH fans cannot be obstructed by any construction above.



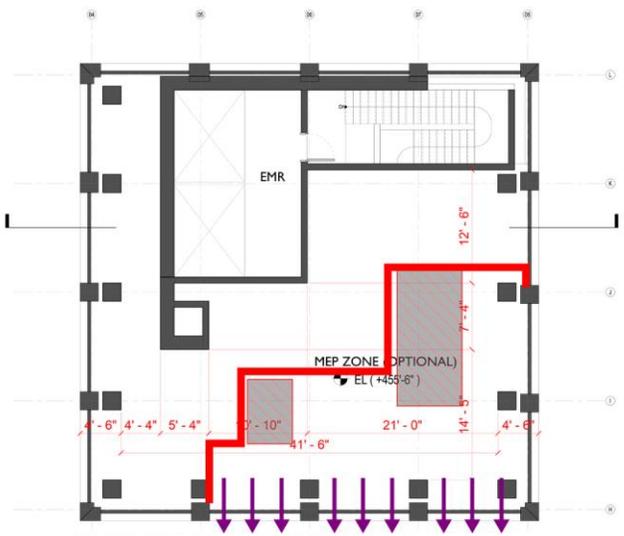
04 BULKHEAD PLAN - MEP LEVEL 4  
1/4" = 1'-0"

West Tower Top Level  
14 Modules  
365 T  
3,875 MBH

East Tower Level 2  
6 Modules  
156 T  
1,662 MBH

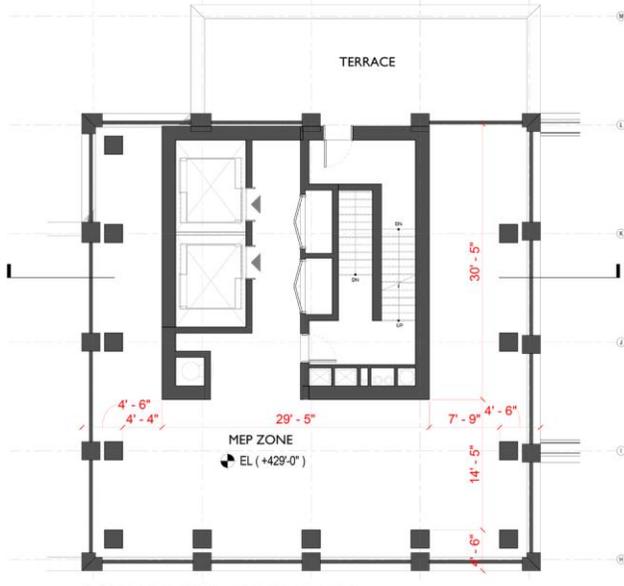


02 BULKHEAD PLAN - MEP LEVEL 2 (OPTIONAL)  
1/4" = 1'-0"



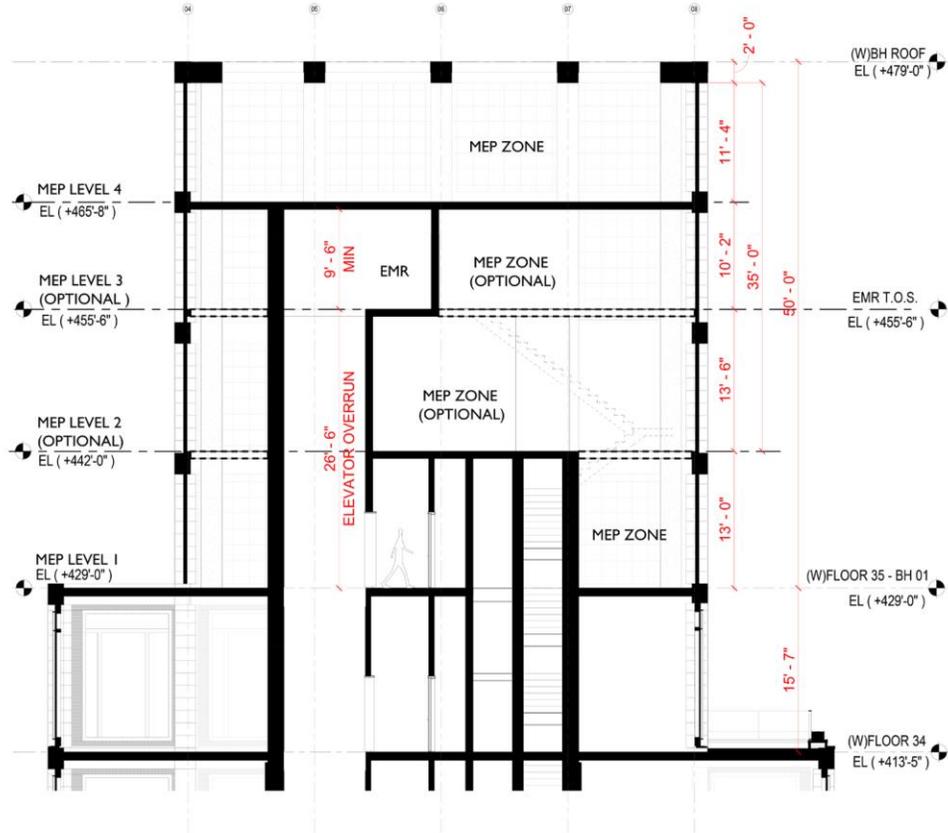
03 BULKHEAD PLAN - EMR / MEP LEVEL 3 (OPTIONAL)  
1/4" = 1'-0"

West Tower Bulkhead Sums  
Space Available For:  
20 Modules  
521 T  
5,537 MBH  
(30% of Project Total)

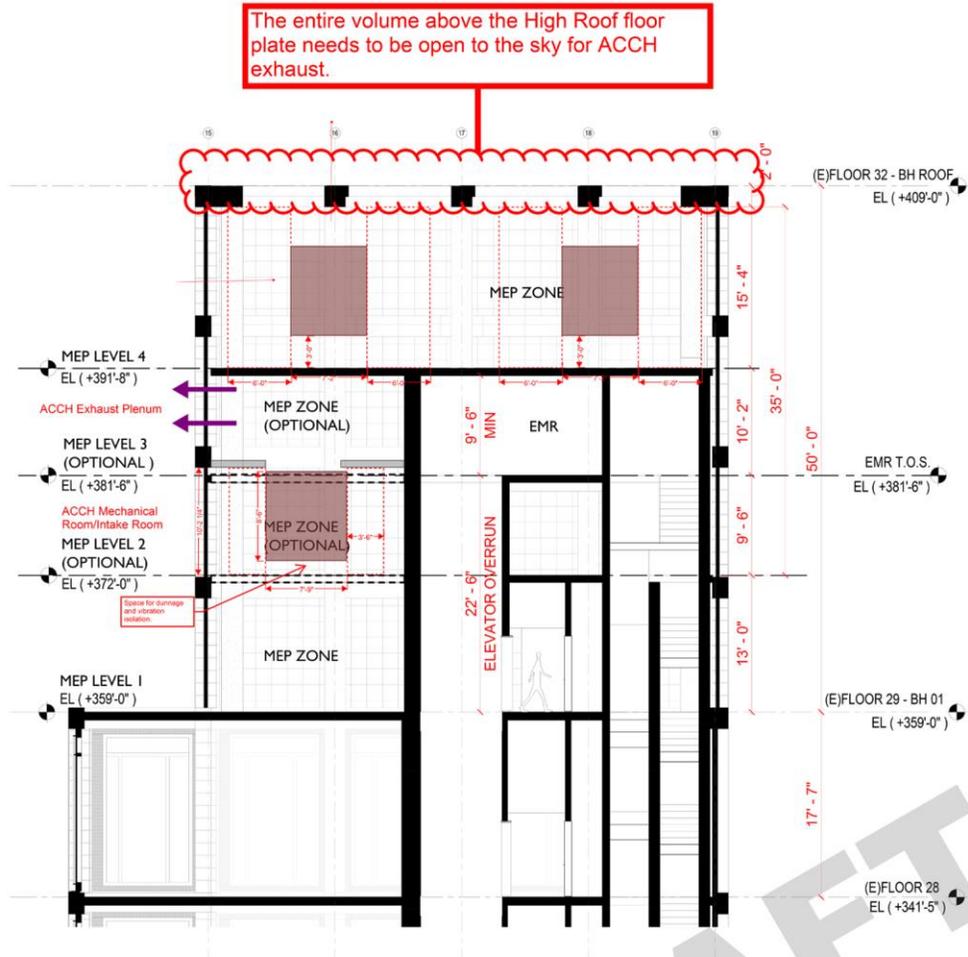


01 BULKHEAD PLAN - (W) FLOOR 35 - BH 01  
1/4" = 1'-0"

# Exterior Air-Cooled Heat Pump Chiller/Heaters



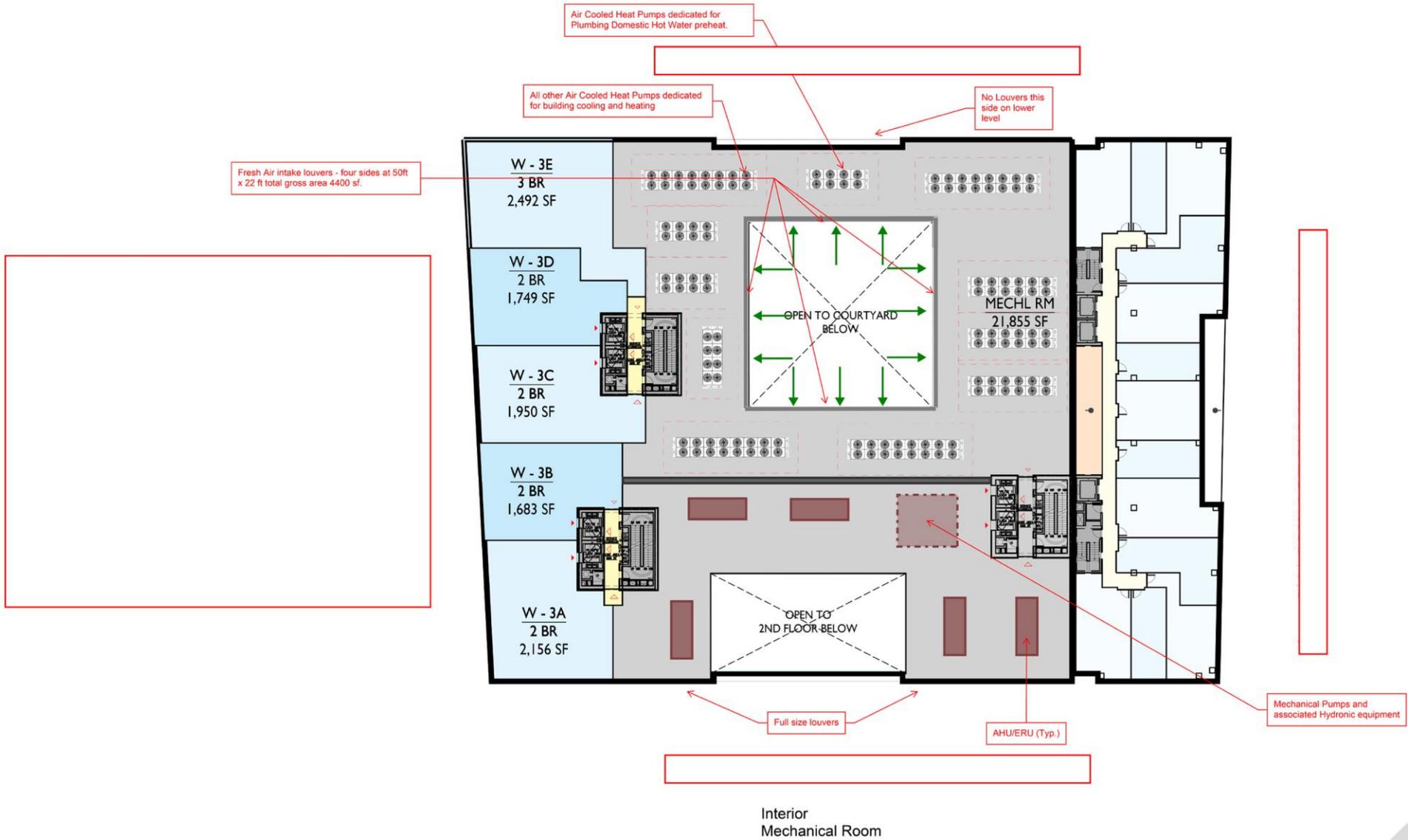
02 BULKHEAD SECTION - WEST TOWER  
1/4" = 1'-0"



01 BULKHEAD SECTION - EAST TOWER  
1/4" = 1'-0"

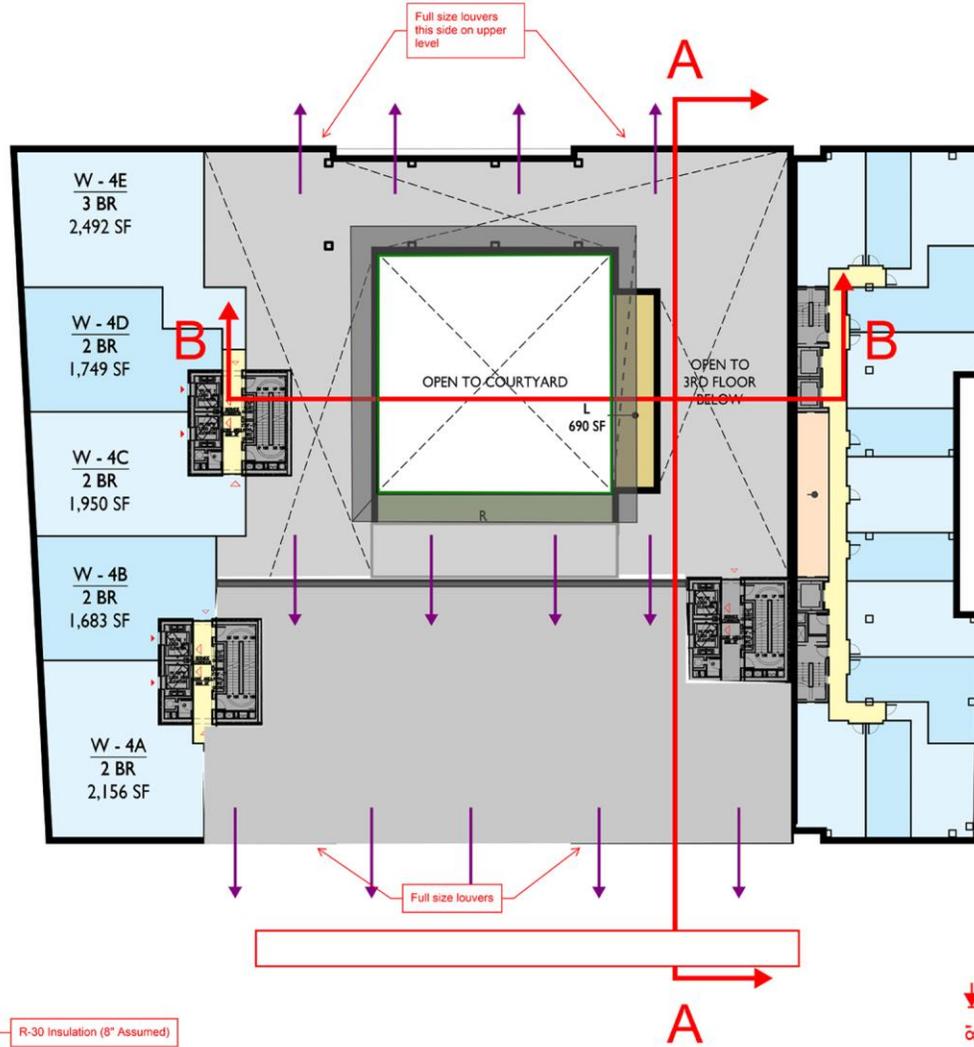
DRAFT

# Exterior Air-Cooled Heat Pump Chiller/Heaters

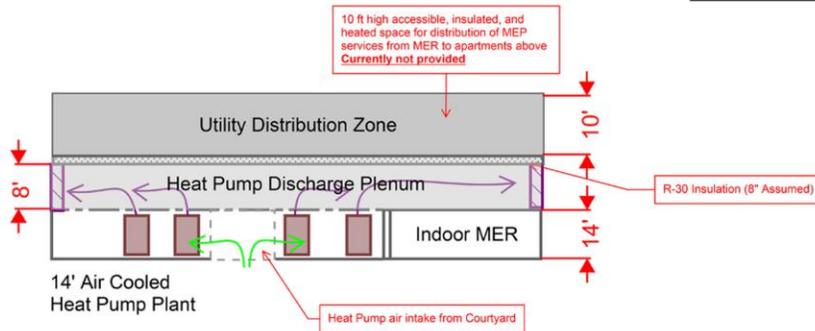


# Interior Air-Cooled Heat Pump Chiller/Heaters

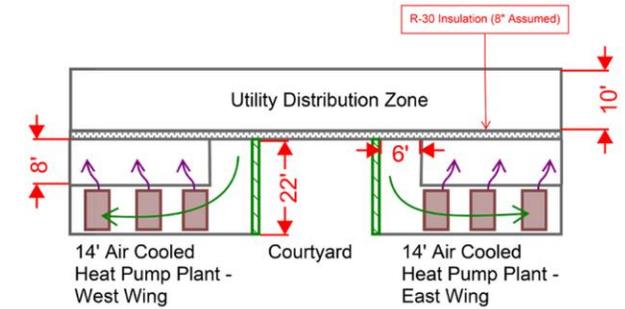
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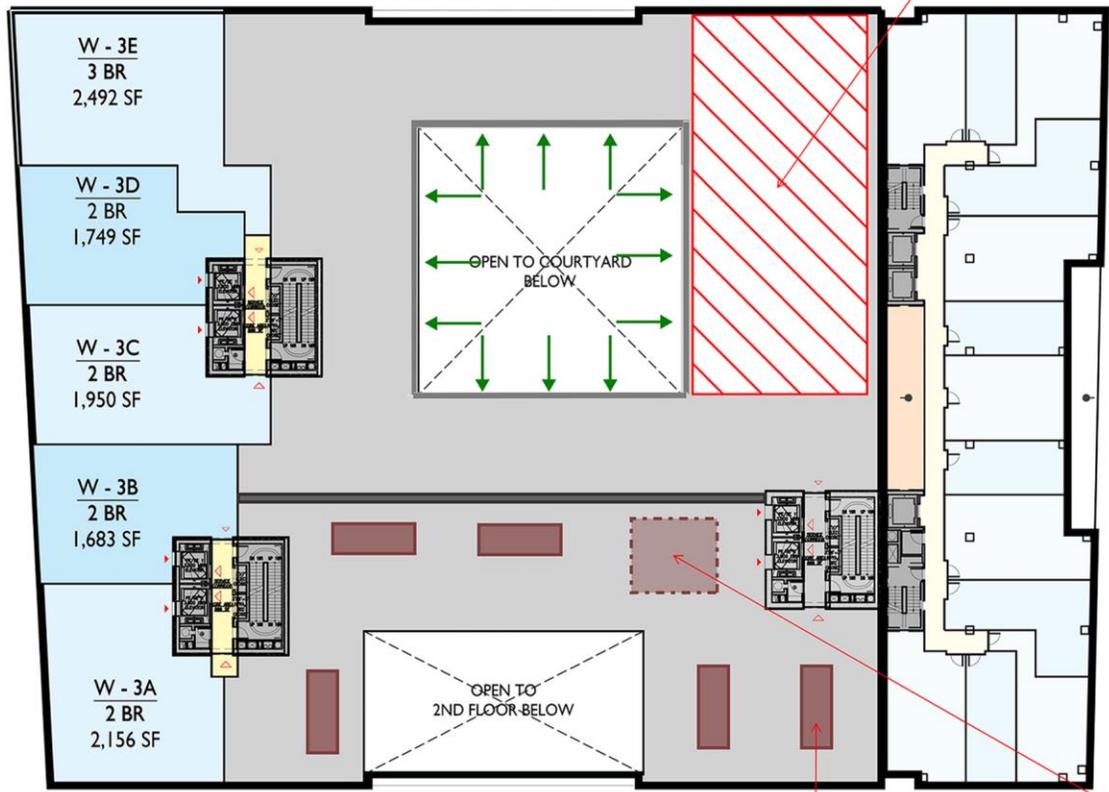
**Section A-A**



**Section B-B**



# Interior Air-Cooled Heat Pump Chiller/Heaters



Steam Room for two buildings

1. Steam Meters
2. Steam PRV's
3. Steam to HW Heat Exchangers
4. Steam to DHW heat Exchangers

Mechanical Pumps and associated Hydronic equipment

AHU/ERU (Typ.)

Interior Mechanical Room

# Con Edison Steam

DRAFT



# Steam Rate Case Overview

Linnea Paton *Section Manager, Steam Long-Term Planning*



# 2025 Steam Rate Case (25-S-0741)



## Core

**Maintain a safe and reliable steam system**

- Maintain a safe and reliable system
- Municipal infrastructure support
- Cyber and physical security programs



## Clean Energy

**Strong foundation for clean energy future**

- Steam decarbonization early deployment projects
- Low carbon fuel pilot program



## Customers

**Support affordability through new customer growth & promote clean energy choices**

- Steam Promotion Rate
- Steam AC Discount Rate
- Voluntary Clean Steam Program

# Proposed Customer Discounts

- Steam Air Conditioning Discount
  - Offers lower rate for steam AC customers after min. threshold
  - Helps support low-emissions summer energy production & usage in NYC
- New Customer Discount
  - If approved, significant discount for new buildings or new loads that connect to steam
  - Applicable for 10 years with partial phase out after Year 5

# Proposed Customer Programs

## Voluntary Clean Steam Program

- Will provide customers a voluntary option to purchase lower-emission steam product
- Bundles steam with environmental attributes such as GHG offsets or RECs
- Further details in development
- Will file detailed program proposal by December 2026

# Proposed Clean Energy Initiatives

## Capital Investments

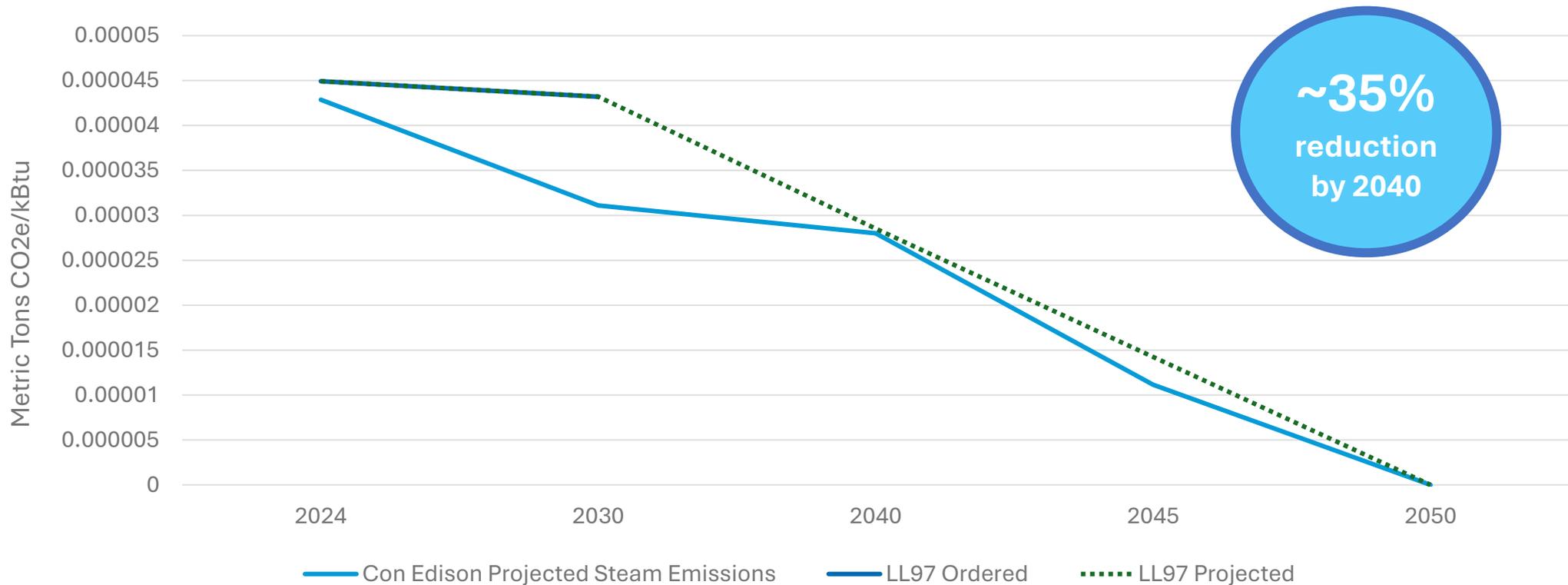
- Electric Boiler
- Industrial Heat Pump
- Steam Digital-Optimization Solution (SDOS)

## Other Investment Types

- Low Carbon Fuel Pilot Program
  - Procurement of local, renewable natural gas
  - Methane capture from wastewater treatment facilities

# Emissions Reduction Projections

## NYC District Steam Emissions Reduction Forecast



Assumptions: (1) Includes decarb investments proposed in 25-S-0741 & customer steam consumption forecasts, (2) Electric grid decarbonizes by 2040, (3) Additional investments post-2040 per decarb study.



# DEP Water Conservation Incentives

Joseph Woodrick *Environmental Scientist, NYC Dept. of Environmental Protection*



# DEP Reuse Incentives

- **Water Conservation and Reuse Pilot Grant Program:** \$10 per gallon per day (gpd) of water use reduction (design capacity). (Minimum \$50,000)
- **Water rate discount:** Properties that reduce water use by 25% or more receive 25% discount on water rate.
- **Wastewater rate discount:** Properties that reduce wastewater discharges by 75% or more receive 76% discount on wastewater rates.
- **Comprehensive Water Reuse System (CWRS) rate schedule:** Properties with DEP-approved CWRS are charged \$3.50/ccf for water (28% reduction) and are eligible for an exception to the Standard Wastewater Allowances.

# Examples of DEP-Funded Reuse Projects



**Forest House**



**Brooklyn Botanic Garden**



**FDNY Fire Academy**



**Local 1 Plumbers Union**

# Domino Redevelopment Project

The Domino Redevelopment in Brooklyn, New York, includes the installation of a district-scale non-potable water reuse system that will treat up to 400,000 gallons of wastewater generated each day from the former Domino Sugar factory and adjacent buildings.

**Progress Status:** In Proposal



**Reduces potable water use**

**~200,000**

Gallons per day of reduced water consumption



**Optimizes sewer capacity and reduces combined sewer overflows**

**~3,000,000**

Gallons per year of reduced combined sewer overflow

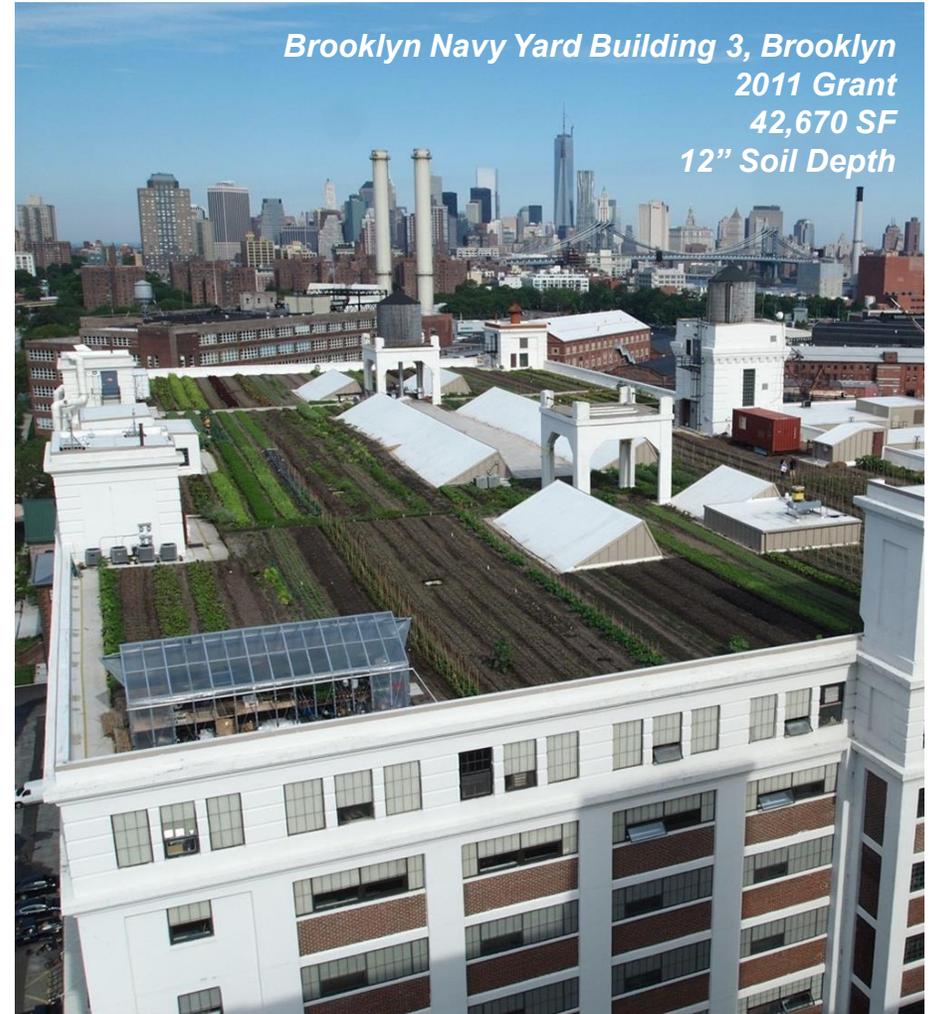


# Expanding to Steam Condensate Reuse

- DEP funded projects have focused primarily on rainwater reuse and blackwater reuse
- Currently, DEP has not received an application that focuses on steam condensate reuse but looking for innovative opportunities to incentivize water conservation and reuse across the City
- Steam condensate is high quality due to its purity meaning it can be used for nearly all water end uses
- Its high heat content can also be sourced for energy

# Green Infrastructure Grant Program Guidelines

- DEP will fund the **design** and **construction** costs for green roof retrofits on private property in New York City.
- Green roof projects must be a minimum of **3,500 SF** and have a minimum soil depth of **1.5 inches**.
- DEP will reimburse costs once designs/budget are finalized and a Funding Agreement is registered.
- Applications are accepted year-round.



# Thank you!

Please do not hesitate to reach out to discuss a project with us!

NYC DEP Water Conservation Grants/Incentives:

<https://www.nyc.gov/site/dep/water/water-conservation-reuse-grants.page>

NYC DEP Green Infrastructure Grant Program:

<https://www.nyc.gov/site/dep/water/green-infrastructure-grant-program.page>

**Contact information:**

[waterconservation@dep.nyc.gov](mailto:waterconservation@dep.nyc.gov)

Joseph Woodrick – [JWoodrick@dep.nyc.gov](mailto:JWoodrick@dep.nyc.gov)



# The Steamies



Maura Yates *Section Manager, Steam Business Development*



# About The Steamies

Created in 2025, the Steamy Awards recognize excellence in steam-room maintenance.

Five awards are presented: one for each of the four scoring categories, plus one grand prize – the winner of which takes home the coveted Golden Valve Award!



Cleanliness



Friendliness



Lighting



Ease of Access



— THE —

# STEAMIES<sup>®</sup>

**2025 Award Winners**

# Cleanliness

## Winner:

300 Madison Avenue

## Property Manager:

Brookfield Properties



Cleanliness



# Friendliness

## Winner:

1 Liberty Plaza

## Property Manager:

Brookfield Properties



Friendliness



# Lighting

## Winner:

51 Madison Avenue

## Property Manager:

Cushman & Wakefield



Lighting



# Ease of Access

## Winner:

885 Third Avenue

## Property Manager:

SL Green Realty



Ease of Access



*The 2025*  
**Golden Valve  
Award Winner**

—★—  
*345 Park Ave.*

Property Manager: Rudin Mgmt





# Closing Remarks

Amy Haag *Vice President, Steam Operations*





# Amy Haag

Vice President, Steam Operations

