



NYC MASS TIMBER STUDIO REQUEST FOR APPLICATIONS

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DUE DATE: NOVEMBER 8, 2023

NEW YORK CITY MASS TIMBER STUDIO - REQUEST FOR APPLICATIONS

New York City Economic Development Corporation (“NYCEDC”) is pleased to invite you to submit a proposal in response to this Request for Applications (“RFA”).

EXECUTIVE SUMMARY AND OBJECTIVES

Building to Net Zero with Mass Timber

In the City of New York’s (the “City”) 2023 PlaNYC report outlining the City’s sustainability goals and priorities, the City committed to reducing embodied carbon emissions for new buildings, infrastructure and major retrofits by 50%. The built environment is responsible for 40% of annual global CO2 emissions, of which building materials and construction are responsible for 13%. Unlike operational carbon which may be reduced over time with building retrofits, embodied carbon emissions are locked in place as soon as the building is constructed.

To this end, on September 22, 2022, New York City Mayor Eric Adams signed Clean Construction Executive Order 23 which requires the City’s capital project agencies to commit to actions that will lower embodied carbon from municipal construction projects. Expanding the use of mass timber (“MT”), building materials composed of engineered wood products, is a critical component to achieving the City’s carbon reduction targets.

Building Material Innovation

The City plays a powerful role in paving the way to decarbonize the built environment and scale the clean construction industry by enabling innovative solutions, facilitating bold policies, and operating pilot programs to overcome implementation challenges in tangible ways.

To broaden awareness, identify new opportunities, and accelerate the utilization of mass timber practices in New York City, NYCEDC is launching the New York City Mass Timber Studio (the “Studio”), a technical assistance program to support active MT development projects in the early phases of project planning and design. The Studio will be operated by NYCEDC and the Mayor’s Office for Climate and Environmental Justice (“MOCEJ”) in collaboration with the USDA Forest Service and the Softwood Lumber Board, with technical assistance provided by Wood Products Council (“WoodWorks”), and advisory support from the NYC Department of Buildings and the American Institute of Architects New York (“AIANY”).

The Studio’s goals are to:

- Raise public awareness of the carbon and economic benefits and beauty of mass timber construction
- Connect design teams and City actors interested in advancing use of mass timber
- Introduce more practitioners to the details and feasibility of mass timber construction
- Identify development opportunities resulting in new building and infrastructure projects in New York City constructed with mass timber
- Identify the potential for new business and job creation through the expansion of mass timber construction

THE STUDIO'S ROLE

Through this RFA, the Studio will identify applicants and select design teams involved in conducting early design phase mass timber technical and financial feasibility studies. The Studio will enable selected teams to explore and fully consider the environmental, economic and structural benefits of mass timber building materials and practices. The Studio will be structured to engage local stakeholders and provide multiple visibility platforms for best practice discussions, product presentations, study reports, and summary findings.

Broader awareness of the benefits and practices of mass timber construction will in turn result in more buildings constructed with mass timber materials. New demand can enable harvesters, fabricators, suppliers, and providers to expand their existing businesses, and create new local and regional business and job opportunities.

Program Requirements

The NYC Mass Timber Studio is funded in part by the United States Department of Agriculture (“USDA”) Forest Service Wood Innovations Program with contributions by NYCEDC and the Softwood Lumber Board. Grants of approximately \$25,000 will be awarded to selected teams to support project specific mass timber analysis and design work. The Studio activities are anticipated to begin in 2024 and run for a duration of approximately nine (9) months, during which design teams will regularly meet with Woodworks and the Department of Buildings for technical assistance and advisory support. Awarded design teams will commit to participating in the Studio mid- and final reviews, during which the teams will publicly share progress and lessons learned. Studio deliverables include:

- Preliminary building designs and plans integrating mass timber materials
- Life cycle assessment of embodied carbon comparing conventional and mass timber construction materials and practices
- Preliminary cost benefit assessment for mass timber (time, material and labor)
- Brief project summary report with analysis and findings on opportunities for mass timber adoption
- Operational plan on next steps to integrate timber into the final design

Program Eligibility

To be eligible to enter, the applicant must be an architecture, engineering, or development organization registered in the United States and authorized to do business in New York State, with an active commissioned project that meets grant application requirements.

An eligible project must be one of the following building typologies:

- Commercial development
- Institutional development (cultural, educational, recreational)
- Residential development (multifamily affordable and market rate housing)
- Infrastructure development
- Industrial development

Application Requirements

Applications must be for a single project located in New York City. Projects may consist of more than one building but should identify a single building as the focus of the Studio program. Design teams may submit more than one project, but each project must be submitted as an individual application. It is understood that individual professionals and firms may participate on more than one design team.

Applications are to be submitted as a single, PDF formatted, searchable document and labeled “[PRIME BUSINESS NAME]_NYC Mass Timber Studio RFA”. Application focus and brevity will enable the Selection Committee to best understand and appreciate the merits of each proposal. Please provide all the following information in your application:

- Applicant Contact Information
 - Provide the personal name, phone number, email address for the principal team contact. *All application and selection process communications will be with the Applicant Contact.*
 - Provide firm name, website, and address
 - Provide firm organization type and organizational structure (e.g., 501(c)(3), corporation, partnership)
- Project Name and Location
 - Projects must be located within the five boroughs of New York City
- Project Planning and Permitting Status
 - Provide project schedule (project phase and timeline) and status of permit and other design approvals (PDC, LPC), if applicable
 - Provide project cost estimates and a schedule of expenses
- Team Profile
 - Provide the firm name and lead representative for the primary design team; including from the following disciplines: developer, architect, structural engineer, construction manager, and/or general contractor and any important specialty consultants relevant to the success of the project (e.g. fire, Life Cycle Assessment, acoustics)
 - Provide a brief description of the project team's expertise and experience. Please include historical M/W/DBE utilization relative to previous projects referenced in project team's experience if any. Design teams without experience or expertise with mass timber construction are eligible to apply.
 - Describe the diversity and equity efforts of your organization and how they have been implemented at the design team level.
 - Include any certificates held by project team including but not limited to minority and/or women owned business certification.
- Project Description
 - Building owner, program and uses
 - Building characteristics including area (sf) and height (stories and feet)
 - Development illustrations including at minimum 1 site plan, 4-5 building plans, elevations, elevations, sections and/or diagrams to best demonstrate project eligibility
 - Sustainability goals including LEED, carbon neutrality, resiliency, and indoor environmental health

- **Statement of Interest and Commitment to building with Mass Timber**
Provide a brief explanation of the design team’s motivation for applying to the Studio program and intent to design with mass timber. Submitted projects should identify potential for innovative adoption of mass timber design and construction.

Federal Requirements

Selected applicants will be subject to United States Office of Management and Budget guidance in subparts A through F of 2 Code of Federal Regulations (“CFR”) as adopted and supplemented by the USDA in 2 CFR Part 400. Selected applicants must follow the regulations found in 2 CFR 200.331 through .333. Additionally, applicants should also ensure that their applications conform to the expectations and requirements of the USDA Forest Service Award Provisions and must respond to subsequent requests for information as it pertains to federal grant eligibility after submitting an application.

Selection Criteria

To assess and accelerate practice and market adoption, Studio grants will be awarded on a competitive basis with a goal of selecting new development projects representing a range of building uses, affordability, scales, and heights and based on the potential for successful integration of low carbon mass timber building materials and practices into the proposed project.

- **Planning and Permitting Status**
Applicant projects should be in the early stages of design and development with the capacity and sufficient project planning time to actively participate in the Studio program, fulfill Studio program requirements (including fully assessing mass timber building solutions), and have the potential to implement mass timber building practices. Preference will be given to projects nearing or within the early stage of permitting, and/or demonstrate potential to accelerate broader adoption of mass timber in new innovative applications.
- **Priority Building Uses, Typologies, and Heights**
 - Commercial – large office
 - Institutional – including but not limited to, community spaces, education centers, libraries
 - Science / Technology (including labs)
 - Residential – large multifamily affordable and market rate housing
 - Residential – medium multifamily affordable and market rate housing
 - Six to seven stories (no podium / non-high rise building code)
 - Infrastructure – bridges & public walkways
 - Industrial – warehouses & distribution centers
- **Sustainability and Resiliency**
Mass timber construction is a critical emerging practice for reducing building construction material carbon emissions. Applicant projects should have an overarching commitment and approach to sustainable development and to reducing carbon emissions.
- **Commitment to Equity**
Applicants should demonstrate commitment to diversity and equity and the development of a mass timber project that benefits underserved New Yorkers.

- Implementation of Mass Timber Practices
Applicant projects should have strong potential for implementing mass timber construction practices.

Grant Application Dates

Submission Period Begins	September 20 th 2023
Information Session	October 11 th 2023
Question Submission Deadline	October 20 th 2023
Q&A Document Posting	October 27 th 2023
Submission Period Ends	November 8 th 2023

Entry Instructions

Design teams must upload their formatted PDF document to complete the submission before November 8th, 2023, at 11:59 PM ET. Submissions started by the user but not finished before this deadline will not be accepted. Alternate methods of submission (e.g., email) will not be accepted.

Information Session

NYCEDC and program partners will conduct a live webinar on October 11th, 2023, at **12:00 PM ET to answer questions from design teams that have entered or are considering entry. Please register to attend the live information session by email to masstimber@edc.nyc.** Please note that registering to attend the webinar is not required and separate and unrelated to completing the online entry form.

Questions

All questions should be submitted by email to masstimber@edc.nyc.