

December 8, 2022 12:00-1:30pm

Meredith Elbaum

Built Environment Plus Executive Director



NET ZERO READY DATABASE SNAPSHOT

16.5 Million Sq Ft in Massachusetts Currently Documented. More Pending...

Select examples shown below https://builtenvironmentplus.org/road-to-net-zero/





73,899



Education: Higher Ed

929,281

	100	3011			
RW Kem Center	Confidential	House Zero	Boston University Center for Computing and Data Sciences	Mass Bay Community College Health Sciences	-
Amherst	Allston	Cambridge	Boston	Framineham.	1











Residential: Multi-Family

1,128,882



1		The state of the s	
	201 Hampden	1463 Darchester five	52 Fisher
	Rosbury	Dorchester	Mission Hill

Education: K-12

3,320,433

维			
King Open/Cambridge St Upper Anni	e E. Fales Elementary School	Laxington Children's Place	Tobin M

	King Open/Cambridge St Upper Schools Complex	Annie E. Fales Elementary School	Lexington Children's Place
husetts	Cambridge	Westborough	Lexington
	243,000	70,000	18,945



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	Lexington	Selmont	Watertown	. (
	110,000	A45.100	02.355	- 4

Office

505,200



Woods Hole Research Center	Div of Fisheries & Wildlife Field HQ	11-21 Bromfield
Falmouth	Westborough	Boston
19,200	45,000	641,000

HealthCare



588,000	
and a	

Chelesa Soldiers' Home	F-1-11
Community Living Center	Saldiers' Hame In Holyaka
Cholses	Holyake
236,000	352,000

Lab / Tech / Science

2,267,100
GSF



Residential: Affordable





25	THE PLANT OF THE PERSON NAMED IN		
2 Rindge Aue / Ringe Commons - Residential Portion)	402 Rindge Nue / Ringe Commons (Building S)	Finch Cambridge	1005 Broadway
4.16	Rose Market	C-114	Mark and

15 40	THE PARTY		
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	Cumbridge	Cambridge	Owless

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-	Somerville	Documber	Suffi

Residential:
Single Family

205,845	
GSF	

	Part light			The same of the sa
		with the		100
Buchay Residence	Mewton Net Zero	Dartmouth Oceanfront Home	Lincoln Net Positive Farm House	Che

100	Chatham Harshelew House	Beedham Deep Energy Retrofit	Concord River Walk Net Zero 6 12 (Wolfsple Harres)
	Chatham	Stonethorn	Contract

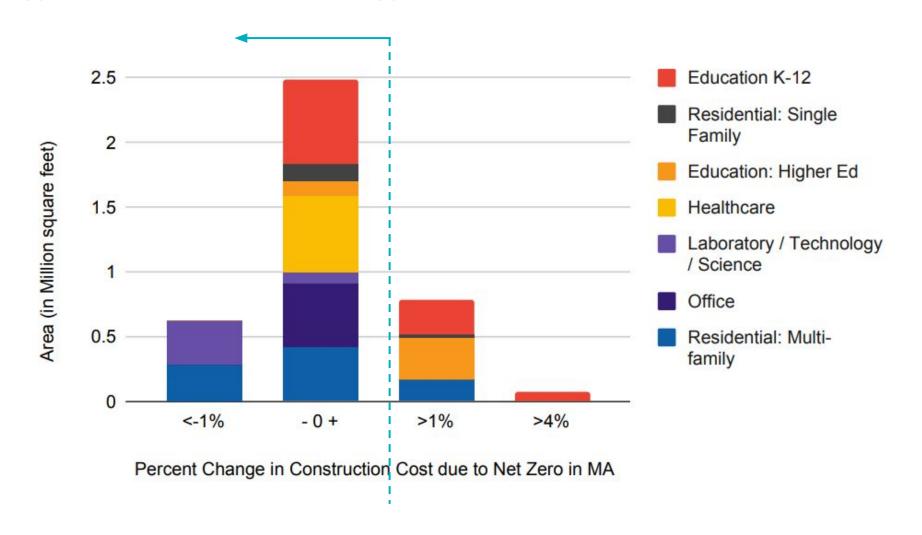
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Bushay Residence	Newton Net Zero	Dartmouth Oceanfront Home	Lincoln Net Positive Farm House	Chatham Harshview House	Needham Geep Energy Retrofit	Concord River Walk Net Zero #1- 12 (Woltigle Harred)	293
Dak Bluffs	Newton	South Dartmouth	Lincoln	Chethan	Needham	Concord	Back
2,300	2,900	3,600	2,900	2,900	2,100	17990	1,91

HOW MUCH DOES IT COST TO BUILD NET ZERO READY?

*25% OF THE PROJECT GSF AND 55% OF SUBMISSIONS REPORTED ON % COST DIFFERENCE

NOT MUCH!

85% OF RESPONSES: <1% PREMIUM



Intro

Massachusetts

Climate Act of 2021 - 2030 and 2050 goals

New Energy Codes - Stretch & Opt in Specialized

Local carbon targets, zoning codes, gas bans

Mass Save New Incentives

Federal Inflation Reduction Act (IRA)

New Incentives

Mass Save

Commercial

New Construction Net Zero/Low EUI

Deep Energy Retrofit



Multifamily New Construction Passive House

All Electric New Home

Federal Inflation Reduction Act (IRA)

Tax credits and deductions



Agenda

Welcome and Introduction

Meredith Elbaum, BE+ & Lisa Cunningham, ZeroCarbonMA

Mass Save Incentives
Commercial New Construction Net Zero/Low EUI
Kim Cullinane, Eversource

Commercial Deep Energy Retrofit Jim Piermarini, Eversource

Multifamily New Construction Passive House and All Electric New Home Luke McKneally, ICF

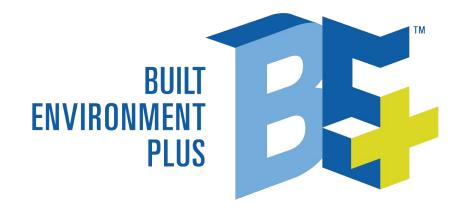
Agenda (cont.)

IRA + Mass Save
How Mass Save Can Stack with the IRA Provisions

Jerome Garciano, Polcinelli

Project Examples
Lexington's Net Zero Schools
Mark Sandeen, Lexington Select Board member

Grid Readiness
How Utilities are Upgrading the Grid
Jacob Lucas, Eversource





ZeroCarbonMA

Kimberly Cullinane



Supervisor, New Construction Energy Efficiency, Eversource Energy

Mass Save Commercial & Industrial New Construction/Major Renovation Program

Commercial & Industrial Program Support: New Buildings & Major Renovations



Path 1

Path 2

Path 3

Net Zero & Low EUI Buildings

Whole Building EUI Reduction

High Performance
Buildings



Path 1 projects <u>MUST</u> engage with Mass Save Sponsors early in design (reach out in conceptual design or feasibility stage)!

Low EUI Pathways

Mass Save Path 1 Support



Prime Focus is on Building Electrification/Decarbonization (Heat pumps!) and low Energy Use Intensity (EUI) buildings



- Set an Energy Use Intensity (EUI) target
- Receive up to \$2.00/sf in incentives plus additional heat pump incentives at construction completion
- Plus receive \$1.50/sf if building performs after 1 year at the target level
- Receive up to \$10,000 in technical support

Heat Pump Support Levels are Significant

Heat Pump Incentives
for Commercial
New Construction/Major Renovation
Projects

Air source heat pumps: \$800/ton Variable refrigerant flow (VRF): \$1,200/ton Ground source heat pumps: \$4,500/ton

Visit www.MassSave.com/cincmr to learn more

Contact: Kim.Cullinane@eversource.com for more info

New Proposed Elementary School



- 170,000 SF new building
- Ground Source Heat Pumps 110 wells at 600' depth: \$20 million

Mass Save Commercial New Construction Path 1: Net Zero/Low Energy

- Up to \$10K for Mass Save net zero technical support toward <25 EUI
- \$2.00/SF paid at construction completion = \$340,000
- \$4,500/ton x 340 tons for geothermal= \$1,530,000
- Post occupancy incentive after 1 year of operation, if demonstrate <25 EUI: \$1.5/SF = \$255,000

Potential Path 1 Incentive Total = \$2.1 million

IRA Incentives: Keep Listening!!











WE ARE MASS SAVE":





Jim Piermarini



Supervisor, Energy Efficiency Initiatives Eversource Energy

Commercial & Industrial
Deep Energy Retrofit Program (DER)







- 40% reduction GHG (CO₂₎

- 3 Year Deep Energy Retrofit Term
- Electrification (space heating)
- Weatherization/Ventilation
- Commissioning

- Commercial meter(s)
- Occupied 1+ yr
- Major Renovation Pathway excluded
- Renewables excluded

Participant Benefits



- Technical Assistance
 - No Cost Site Assessment / Scoping study (~\$5,000 \$10,000)
 - Co-Pay for TA Study (~\$15,000 \$20,000)
- Standard Program Incentives
- Additional Deep Energy Retrofit Incentive: \$1.00/ft²

Commissioning Reimbursement (up to \$20,000)

Example – 50,000 ft² Library Deep Energy Retrofit

Pre-DER

- Comprehensive Site Audit and Scoping Study
- TA Study
- Strategic
 Implementation
 Plan

Year 1

- Weatherization
- Lighting

Year 2

- VRF System Installation
- Building Management System Measure
- Tier 1
 Achievement

Year 3

- Custom Measure
- Tier 2 Achievement
- Publicity

1	Pre-DER	Year 1	Year 2	Year 3	Total
% Reduction		13%	37%	41%	
Standard Incentives	\$15,000 (TA)	Wx: \$/sqft Lighting Prescriptive	VRF: \$3,500/ton BMS Prescriptive	Custom: \$0.30/kWh	
Standard Total	\$15,000 (TA)	\$13,600 + \$11,400	\$437,000 + \$7,000	\$6,000	\$475,000 + \$15,000 (TA)
DER Payments		\$8,000 (Cx)	\$20,000 + \$10,000 (Cx)	\$30,000 + \$2,000 (Cx)	\$50,000 + \$20,000 (Cx)
Total Incentive	\$15,000 (TA)	\$25,000 + \$8,000 (Cx)	\$464,000 + \$10,000 (Cx)	\$36,000 + \$2,000 (Cx)	\$525,000 + \$35,000 (Cx & TA)

Library Deep Energy Retrofit Example



MassSave Commercial Deep Energy Retrofit Incentive

- \$25K Lighting, Attic and Wall Insulation Measures
- \$444K VRF Incentive + BMS
- \$6K Custom measure incentive
- \$50K Deep Energy Retrofit Payment
- \$35K Technical Assistance and Commissioning Support

Up to \$560,000 Mass Save Incentive!

IRA Incentives: Keep Listening!!

















Luke McKneally



Architect, Account Manager ICF

Mass Save Incentives for Residential New Construction



All-Electric Home Offer

New Construction 1-4 Unit Residential Buildings

Overview and Requirements



- Single Family and 2-4 Unit Buildings
- Building must meet Level 1 or Level 2 requirements
- No fossil fuel combustion is allowed in the home
- Projects must be enrolled in the design phase
- Projects are enrolled through participating HERS rating companies
- Must achieve required savings over baseline OR minimum HERS index score

Component	Level 1	Level 2
Energy savings percentage or HERS Index Score	Savings ≥ 30% or HERS Index Score ≤ 45*	Savings ≥ 50% or HERS Index Score ≤ 35*
Heat pump for space heating [†]	Required	Required
Heat pump for water heating	Optional	Required
All-electric cookware	Required	Required
Infiltration rate (ACH)	ACH50 ≤ 1.5	ACH50 ≤ 1.0
Balanced ventilation systems (HRVs & ERVs)	Required	Required
Continuous envelope insulation [‡]	Optional	Required
Electric vehicle- ready checklist	Required	Required









WE ARE MASS SAVE"





All-Electric Home Incentives





Incentives based on performance Level achieved and number of units



Incentive amounts are per building



Maximum incentive of \$40,000



For homes with 2+ units, all units must meet the same Level of eligibility

Home Type	Level 1	Level 2
Single family	\$15,000	\$25,000
2-unit dwelling	\$17,500	\$30,000
3-unit dwelling	\$20,000	\$ 35,000
4-unit dwelling	\$22,500	\$40,000

https://www.MassSave.com/en/saving/residential-rebates/all-electric-home

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Passive House Offer

New Construction 5+ Unit Multifamily Buildings

Passive House Enhanced Incentives



Passive House Incentive Structure for Multi-Family (5 units or more)

Incentive Timing	Activity	Incentive Amount	Max. Incentive	
	Feasibility Study	Up to 100% of Feasibility costs	\$5,000	
Pre-Construction	Energy Modeling	75% of Energy Model cost	\$500/unit, max. \$20,000	
	Pre-Certification	\$500/unit		
	Certification	\$2,500/unit	Ν1/Λ	
Post-Construction	Net Performance	\$0.75/kWh	N/A	
	Bonus	\$7.50/therm		

https://www.MassSave.com/saving/residential-rebates/passive-house-incentives

WE ARE MASS SAVE":













Passive House Affordable Housing Example



100 Units Passive House New Construction

MassSave Passive House Incentive

- \$5K Passive House Feasibility Study
- \$20K Passive House Energy Modeling
- \$300K for achieving Passive House certification

Potential Path 1 Incentive Total = \$325,000



IRA Incentives: Keep Listening!!

















Jerome Garciano



Attorney, Tax Credit Finance Practice Polsinelli

2022 Inflation Reduction Act + Expansion of Tax Incentives



2022 Inflation Reduction Act

- Clean Energy and Energy Efficiency tax credits/incentives (IRS)
- Greenhouse Gas Reduction Fund (EPA)

Extension and Expansion of Existing Tax Incentives

- Section 48 (Investment Tax Credit)
- Section 45L (New Energy Efficient Homes)
- Section 179D (Energy Efficient Commercial Buildings)
- Section 25C (Energy Efficiency Home Improvement)
- Section 25D (Residential Clean Energy)



Investment Tax Credit (Section 48)

- Tax credit for solar and energy storage, ground-source heat pumps, microgrid controllers, and interconnection costs
- •30% tax credit amount for projects under 1MW
- -Bonus credits for domestic content (+10%) and energy community (+10%), Environmental Justice (Solar and Wind) (+10% or +20%)
- •Non-Profit, Public Entities now qualify for 30% refund payment





New Energy Efficient Homes (Section 45L)

- Tax credit for new energy efficient net zero or Energy Star homes
- •\$5,000 for single family net zero, \$2,500 for single family Energy Star
- •\$1,000/unit for multifamily net zero, \$500/unit for multifamily Energy Star
- •\$5,000/unit for multifamily net zero meeting prevailing wage requirements
- •\$2,500/unit for multifamily Energy Star meeting prevailing wage requirements





Energy Efficient Commercial Buildings (Section 179D)

- Tax deduction for energy efficient commercial building property
- •\$0.50 per SF base, up to \$1.00 for reducing energy cost by more than 25%.
- •500% increase for projects meeting prevailing wage and apprenticeship requirements.
- Retrofit plan available for existing buildings (5yrs)
 - □ Public and private tax-exempt entities may allocate deduction to designer.





Energy Efficient Home Improvement (Section 25C)

- Tax credit for energy efficiency improvements on taxpayer residence
- -30% tax credit with various per item limits
- -\$1,200 maximum per year (\$2,000 for heat pumps, boilers)
- Qualifying doors, windows, insulation, HVAC equipment
- Starting in 2025 product must be produced by qualified manufacturer
 - ■Home energy audits an allowable cost





Residential Clean Energy (Section 25D)

30% tax credit for solar electric, solar water heating, fuel cell, geothermal, biomass on taxpayer residence

□Battery Storage (3 kWH+) an allowable cost





New Proposed Elementary School



- 170,000 SF new building
- Solar PV: \$2 million
- Ground Source Heat Pumps 110 wells at 600' depth:
 \$20 million

Mass Save Commercial New Construction Path 1: Net Zero/Low Energy

- Up to \$10K for Mass Save net zero technical support toward <25 EUI
- \$2.00/SF paid at construction completion = \$340,000
- \$4,500/ton x 340 tons for geothermal= \$1,530,000
- Post occupancy incentive after 1 year of operation, if demonstrate <25 EUI: \$1.5/SF = \$255,000

IRA Incentives

- 48 Solar: 30%. \$800K payment back. Another 10% possible if get domestic content
- 48 Ground Source Heat Pumps: 30% direct payment back (possibly another 10% if meet domestic content requirement) \$6 million payment back
- 179D Commercial Efficiency Improvement TAX DEDUCTION: May be difficult to monetize. Deduction can be assigned to architect, engineer after year of post construction monitoring \$1.00/SF or \$172,000. If prevailing wage and meet apprenticeship requirements could get \$5/SF or \$860,000 deduction. Many details, especially for new construction, still to be determined.

Potential IRA Benefits of \$6.8 million to \$7.6 million

Potential Path 1 Incentive Total = \$2.1 million



Library Deep Energy Retrofit Example



150K Solar; 110 Ton VRF

MassSave Commercial Deep Energy Retrofit Incentive

- \$25K Lighting, Attic and Wall Insulation Measures
- \$444K VRF Incentive + BMS
- \$6K Custom measure incentive
- \$50K Deep Energy Retrofit Payment
- \$35K Technical Assistance and Commissioning Support

IRA Incentives (potential for \$45K to \$295,000)

- 48 Solar: 30% cash rebate.10% more if domestic content. Potential for more if in a New Market Tax Credit geography.
- 179D Commercial Efficiency Improvement TAX DEDUCTION: May be difficult to monetize but deduction can be assigned to architect, engineer after year of post construction monitoring \$1.00/SF or \$50,000. If prevailing wage and apprenticeship get \$5/SF \$250,000

Up to \$560,000 Mass Save Incentive

Up to \$295,000 IRA Incentive

Up to \$855,000

Passive House Affordable Housing Example



100 Units Passive House New – Incomes < 80% AMI \$175K Solar

MassSave Passive House Incentive

\$5K Passive House Feasibility Study

- \$20K Passive House Energy Modeling
- \$300K for achieving PH certification

Up to \$325,000 Mass Save Incentive



IRA Incentives (Potential for \$205,000 to \$705,000)

- 48 Solar: Potential for 50% cash rebate* (\$87,500 rebate) and another 10% bonus rebate if domestic content for total of \$105,000 rebate- net cost= \$70,000. However, the 20% of the 50% is a low income bonus that is a competitive application
- **45L DOE Zero Energy Ready:** \$100K or \$500K if prevailing wage job

Up to \$705,000 IRA Incentive

Up to \$1,030,000

Mark Sandeen



Town of Lexington
Select Board Member

Economics of Designing Net Zero Schools

Hastings School Net Zero Design



The motivation for energy storage

Peak demand charges

Account for about 45% of Lexington electricity bills

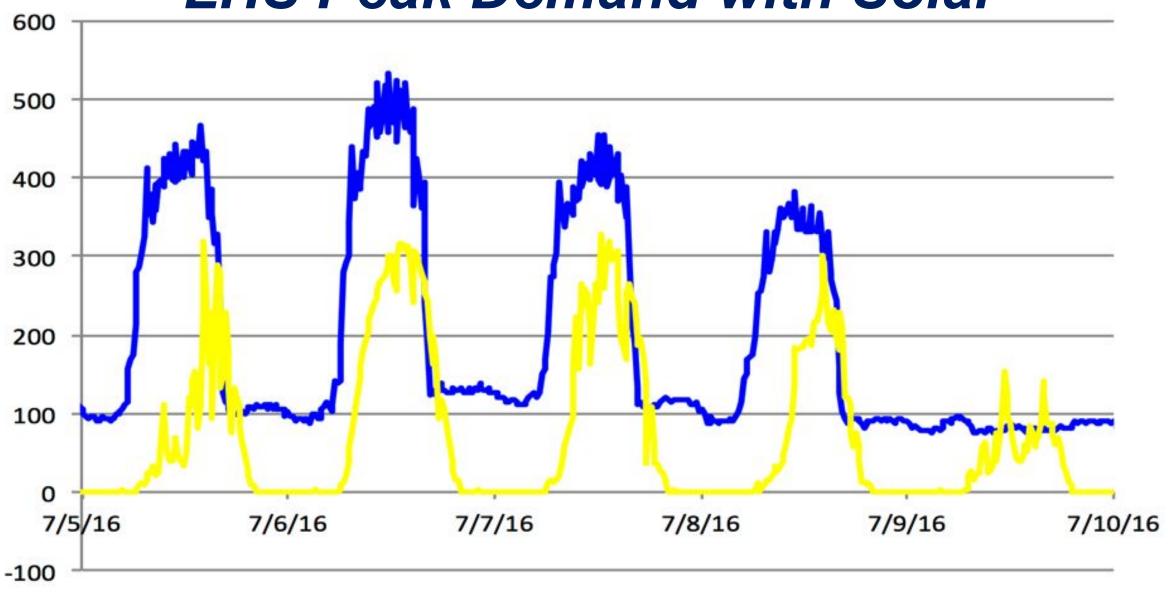
Demand charge reductions from solar are often limited

- Solar production is not correlated with building energy demand
- Passing clouds can cause solar generation to drop, setting that month's peak.

Future rate changes may increase demand charges and lower per kWh charges

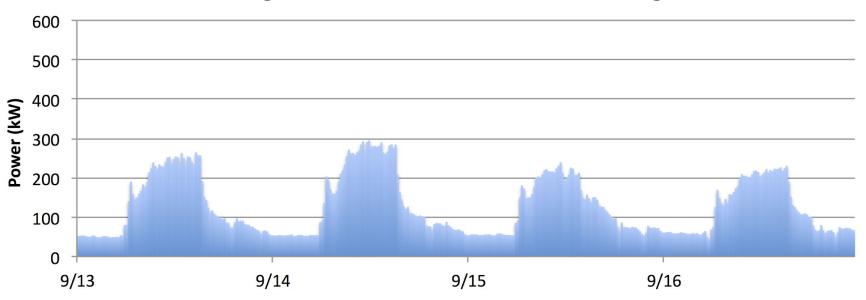
Energy storage can help control all three issues

LHS Peak Demand with Solar

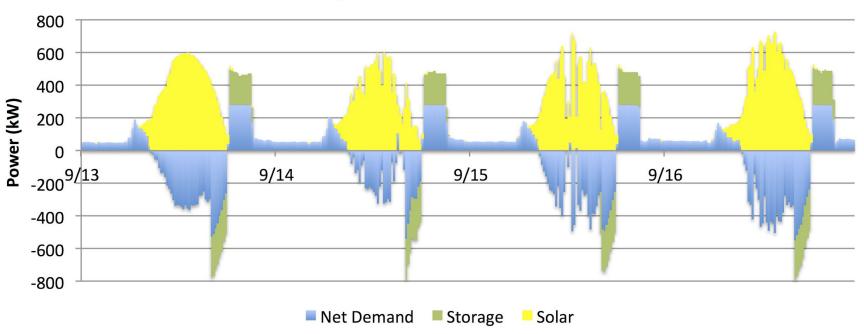


——LHS Demand (kW) ——Solar Power (kW)

Hastings School Demand without Solar + Storage



Hastings Peak Demand Reduction



The motivation for energy storage

- Pre-solar annual electricity bill ~\$250,000 975,000 kWh annual usage
 - \$135,000 annual usage charges
 - \$115,000 peak demand charges
- 1.1 million kWh solar + 150 kW demand reduction
 - \$ 23,000 solar energy annual savings
 - \$ 93,000 storage revenue & peak demand savings
 - \$ 37,000 ground source heat pump incentives
 - \$ 16,000 health benefits

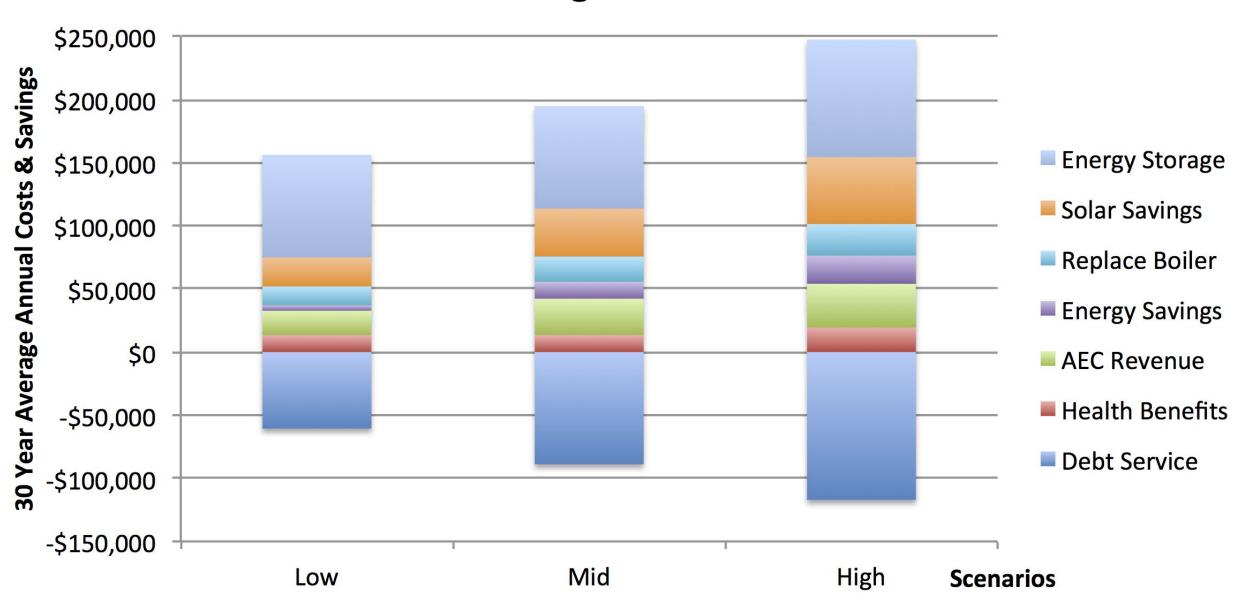
Scenario Based Evaluations

Evaluation team selected from Sector stakeholders

Evaluations will consider reasonably probable scenarios

- Capital investments
- Ongoing operational & maintenance costs
- Cost savings, tax or other revenue, incentives, or other benefits
- Synergistic benefits (e.g. geo-thermal, solar and storage)
- Health and climate benefits
- Potential risks (e.g. toxics, technology, inaction, opportunity cost)
- Potential benefits (e.g. noise, resilience, productivity, traffic)

Ground Source Heat Pump with Solar + Storage Annual Savings vs. Debt Service



Solar Canopies & Net Zero Schools



Jacob Lucas



Director of Transmission System Planning Eversource Energy

"Electricity is the key to decarbonization - will the electric grid be ready?"



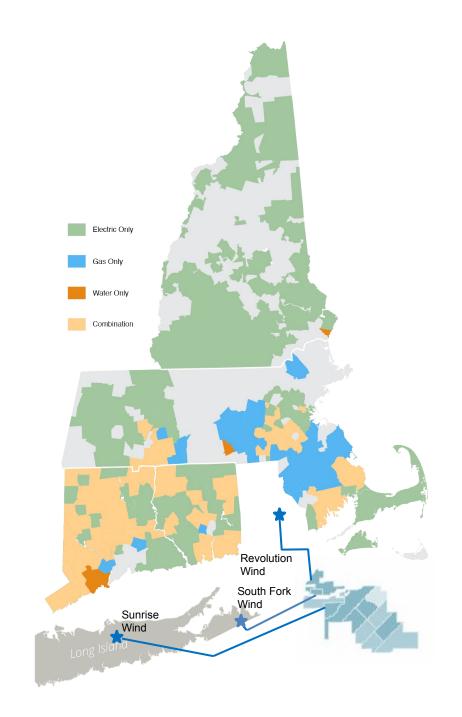
New England's largest energy provider, proudly serving more than 4.4 million electric, natural gas, and water customers in CT, MA, and NH

Owns 49% of New England's electric transmission system

Corporate Goal to be Carbon Neutral by 2030

Owns 70 MW solar portfolio in Massachusetts that generates enough electricity to power more than 11,000 homes

50-50 Partnership with Ørsted to provide ~1,760 MW of offshore wind power to New England and New York — enough to power more than 1 million homes across the region



New England Electric Grid – Current State

Generation

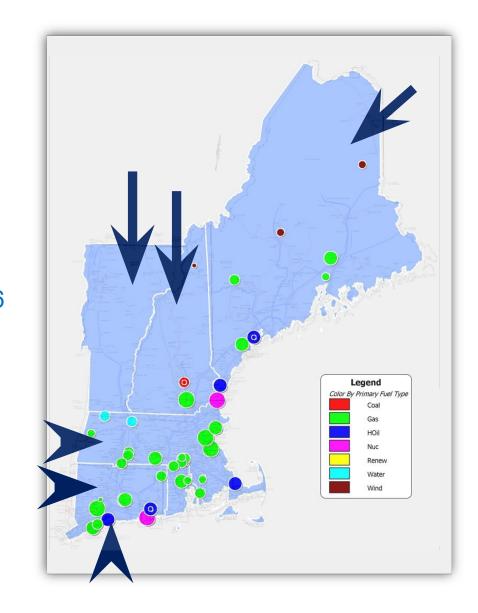
- Supply mix primarily Natural Gas (46%) and Nuclear (23%)
- Renewable Generation currently 17%
 - Approx. 6 GW Solar PV currently installed
- Oil remains an important component of Winter Generation mix for reliability

Demand

- 28 GW ISO-NE <u>all-time record peak</u> Electric Demand occurred in 2006
- 24.8 GW ISO-NE <u>2022</u> peak Electric Demand occurred in summer

Transmission Interties – New England is a *Net Importer*

- 2020 real-time net interchange averaged:
 - 1,876 MW/hour from Canada
 - 804 MW/hour from New York

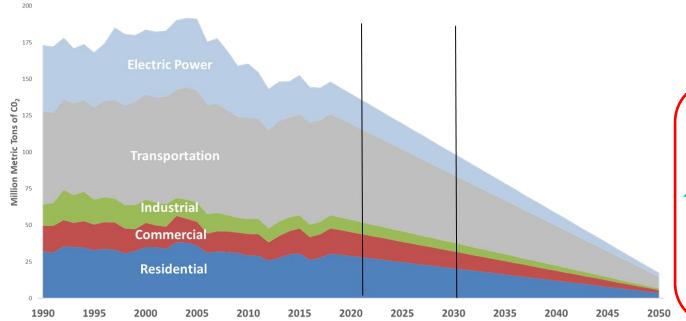




Emission Reduction Targets are Driving Broad Changes to Electric Supply and Demand



Between now and 2030, New England climate policies are expected to **reduce CO2 emissions**



Electrification of transportation and heating driving

7% increase in *peak* demand per decade and 10% increase in *energy* demand per decade

Significant <u>supply additions</u> to meet policy and demand targets, including replacing retirements



10,000+ MWs of offshore wind

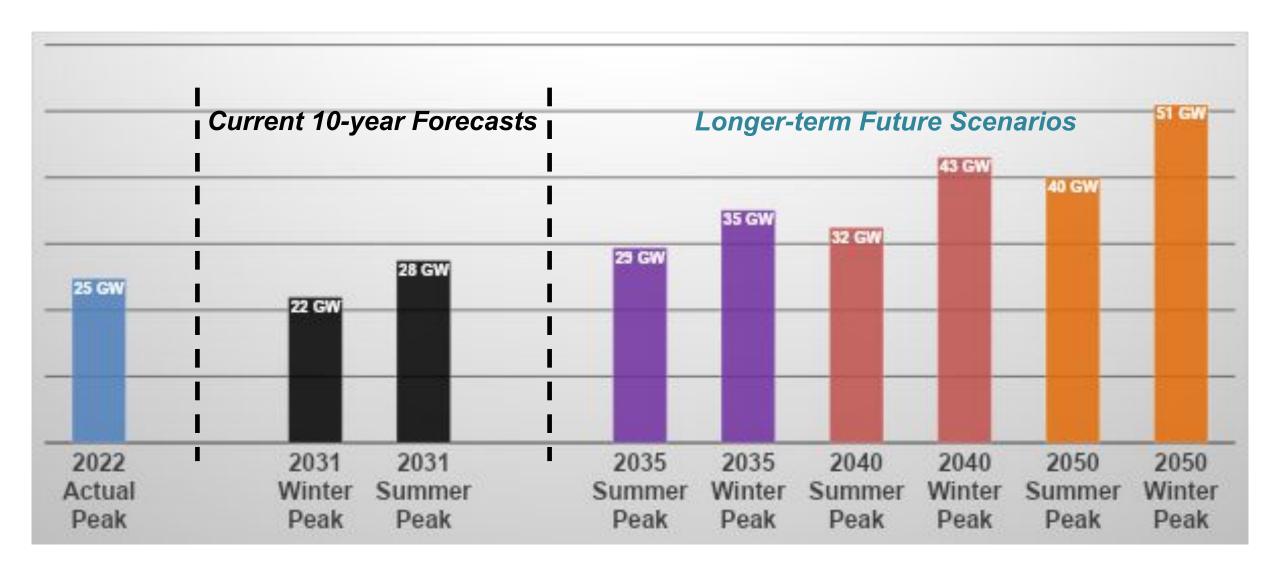
10,000+ MWs of solar generation

3,000+ MWs of storage

2,400+ MWs of hydro



Electric Peak Load Forecasts and Future Electrification Scenarios





Transmission Grid Modernization: System Planning Perspective

Federally

- Federal Energy Regulatory Commission (FERC) is building for the future in pending Docket RM21-17
 - Proposes to mandate studying Long-Term Scenarios that include federal, state, and local laws and regulations that affect demand, demand response, decarbonization, and electrification

Regionally

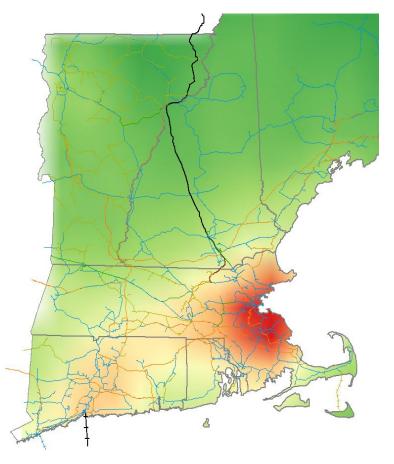
- Annual load forecast process incorporating more electrification
 - E.g., 2022 forecast has 3.5 GW of electrification load by 2031
- ISO-NE performing 2050 Study based on "All Options" pathway
 - No significant transmission line overloads in MA through 2035
 - New transmission lines likely needed by 2050, but highly dependent on assumed location of new renewables

Locally

- Eversource already "Right-Sizing" local transmission projects for future system needs based on advanced long-range forecasting
- Eversource is a catalyst for Grid Modernization and Clean Energy (e.g., Provincetown microgrid BESS, Offshore wind, DERs)

Electric Load Transition

25% increase in peak load by 2035





Distribution Grid Modernization: System Planning Perspective

Near Term

- In the next 5-10 years, aggregate system demand likely to remain summer peaking
- Interconnecting individual electrification projects is part of feeder planning and handled case-by-case
- Most electrification projects within this horizon are expected to utilize available system margin
 - Average existing Substation ~20% below station limits in winter
- Distributed Energy Resources Capital Investment Projects (MA DPU Docket #20-75)
 - Eversource evaluated the electrification benefits of resulting upgrades (e.g., feeders, transformers)

Long term

- Demand expected to transition to winter peaking around 2030 or 2035
- Eversource is preparing for widespread electrification transition in various forums
 - Implementing advanced metering infrastructure (AMI) tariff beginning with the implementation of a new customer information system to provide load intelligence and more informed demand response
 - Advanced Long-Range load forecasting performing data analytics on traffic patterns, EV charging behaviors, building square footage per zip code



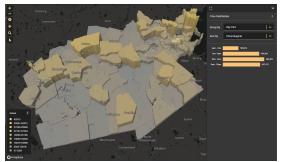
Eversource Advanced Long Range Load Forecasting and Modeling

Electric Vehicles

- Monitoring Traffic Patterns
- Alignment with Net Zero Objectives
- Assessment of Charging Behavior

Creates

- Station Specific Load Profiles
- Intelligent data-driven EV loads
- Feedback to charge management



Heat Pumps

- Detailed property database
- Close cooperation with EE Programs
- · Known square footage by zip code

Creates

- Station specific heating load potential
- Understanding switch to winter peaking
- Provides feedback to Energy Efficiency programs and gas business

Building

Matched Secondary Addresses

pre-initied with parcel UUID and situs.

Solar

- · Territory wide parcel database
- Econometric models for rooftop and ground mounted solar
- Hosting Capacity Maps

Creates

- · Adoption propensity models for solar
- Information for developers on parcels
- · Visibility for the EDC on all parcels



Parcel 1460223: 3,348 kW

Click Save below to edit site characteristics and boundary

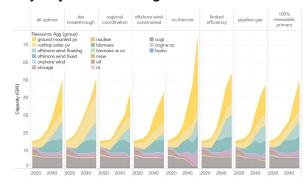
Utility: National Grid-Ma Location: Unavailable, MA Estimated kW: 3,348 kW

arcel Details

Full Parcel Details: View Open Area: 14 Acres Land-Use: Pasture/Hay Slope: 5°

2050 Decarbonization Roadmap

- Variety of pathways to achieve 2050 decarbonization objectives
- Baseline of all long-term electrification impact assessments
- Updated as policy objectives change





Provincetown Battery Storage Microgrid

Successful Non-wires Alternative



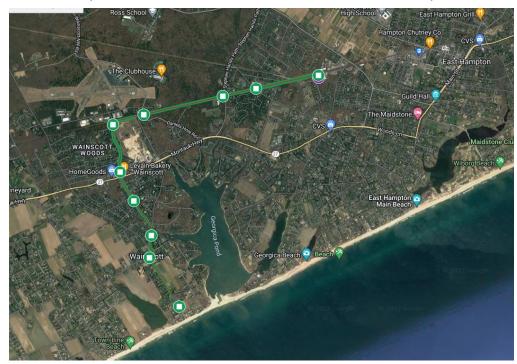
- 25-megawatt (MW) / 38-megawatt-hour (MWh) battery
- Operational in June 2022
- Allows 5,000 customers on a
 13-mile circuit to be served <u>fully</u>
 islanded by a microgrid when
 their normal connection to the
 system experiences an outage
 due to a storm, accident, etc.



Offshore Wind Progress

These projects are in active development under Joint Venture between Eversource and Ørsted

South Fork Wind (132 MW) will interconnect in 2023 to East Hampton, NY (LI) and will use the first American-made utility scale offshore wind substation (~300,000 tons of annual CO2 offset)



Sunrise Wind (924 MW) plans to interconnect in 2025 to Holbrook, NY (LI) and will be the first to use HVDC technology



Revolution Wind (704 MW) plans to interconnect in 2025 to Davisville, RI and started construction of the first Jones Act-qualified wind farm service operations vessel (SOV) in the United States







Links/Resources

Please add links from your presentations to this slide

https://www.MassSave.com/en/saving/residential-rebates/all-electric-home

https://www.MassSave.com/saving/residential-rebates/passive-house-incentives

https://builtenvironmentplus.org/road-to-net-zero/

www.MassSave.com/cincmr

Thank you for attending!































Upcoming BE+ Events

- Women In Green: Rising Collective
 - December 15 @ 9:00am 12:00pm
 - Hei La Moon, Downtown Boston
- Carbon & Energy Community Roundtables
 - December 15 @ 3:00- 4:00pm
 - **■** Year in Review
 - January 19, 2023 @ 3:00 4:00pm
 - Incentives Discussion

- Decarbonize Existing Buildings
 Alliance Roundtable
 - February 1, 2023 @ 3:00 pm 4:00
 pm
 - Increasing R Value
- BE+ Annual General Meeting
 - Feb. 2023 Date & Time TBA

