

# Massachusetts is Ready for Going Net Zero

SPRING 2024 UPDATE

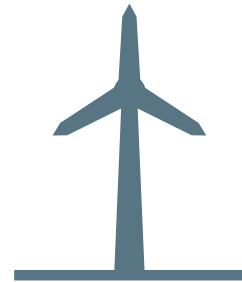
**NET ZERO READY** - 48.4 Million GSF



**ENERGY  
EFFICIENCY**



**MINIMIZE  
FOSSIL FUEL**

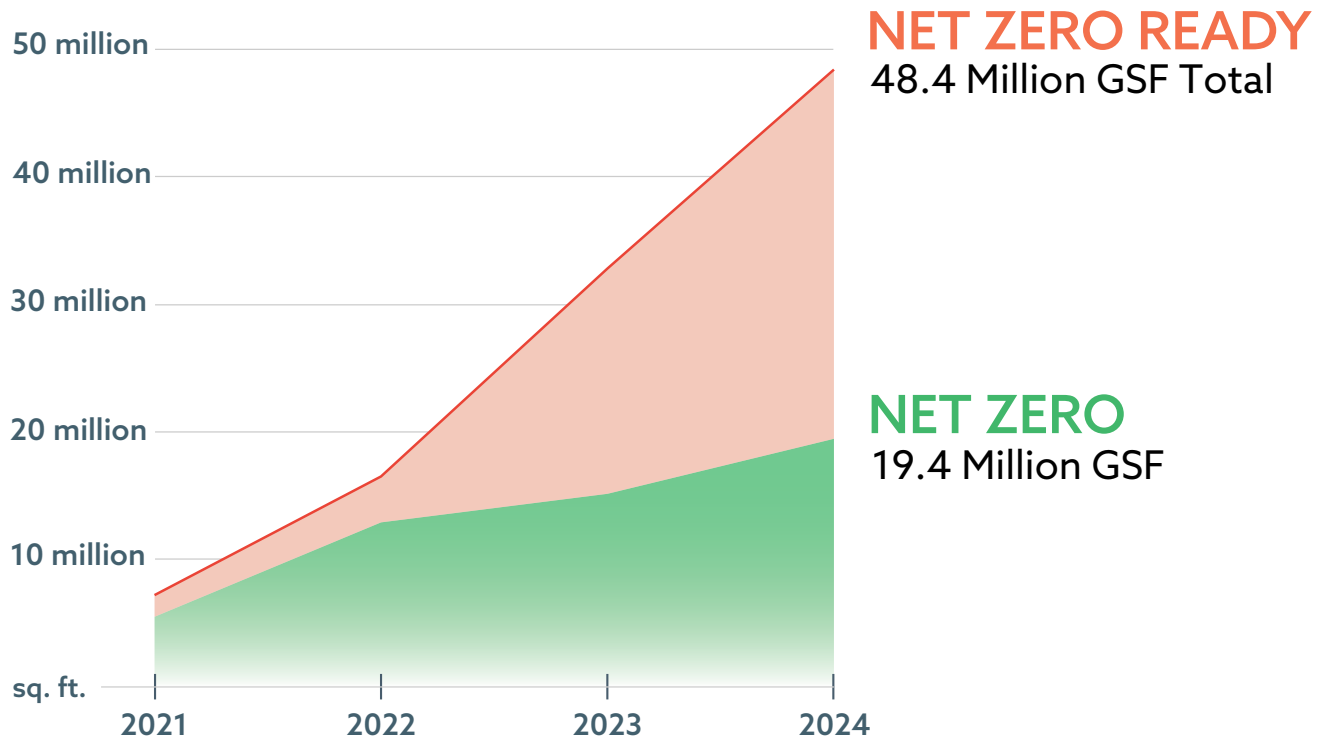


**ON + OFFSITE  
RENEWABLE ENERGY**

**NET ZERO** - 19.4 Million GSF

# What's this all about?

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Since 2021, Built Environment Plus has been actively asking the Massachusetts building community for data on what's happening around Net Zero buildings. We want to take an ongoing pulse on:

- 1. How many Net Zero projects exist or are in development in and around Massachusetts.**
- 2. Does it cost more to build these projects?**
- 3. What building types are achieving Net Zero?**
- 4. Who is bringing these projects to reality?**
- 5. How are they getting it done?**

Continued data collection since 2021 increased the total of Net Zero or Net Zero Ready Projects included in the analysis from 7.2 million GSF to 48.4 million GSF. That's nearly a 6 times increase in known square footage in just 3 years. It is clear from this analysis that Massachusetts is not just *Ready for Net Zero*, as the first three reports were named, Massachusetts is now **Going Net Zero**.

# Change is Happening

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Since we first issued this report in 2021:

- MA updated its State Building Code including the new [Opt-in Specialized Stretch Code](#).
- To date [thirty-four communities](#) representing over a quarter of the State's population have adopted the Opt-in Specialized Stretch Code.
- [Boston](#) and [Cambridge](#) finalized their Existing Building Emissions Ordinances.
- Ten communities are [piloting fossil fuel bans](#) for new construction.
- We launched BE+ CONNECTS, a directory of high performance building professionals.

The intent of this document, now, is to provide data for municipalities considering adopting the opt-in code, implementing fossil-fuel legislation or existing buildings emissions ordinances. We hope other states will find the data useful as they consider their own initiatives. It is also a resource to share between professionals on how they are achieving net zero projects.

Built Environment Plus (BE+), with support from the [Massachusetts Clean Energy Center \(MassCEC\)](#) has created [BE+ CONNECTS](#) an online directory of high performing green building professionals. The data for the 2024 report has migrated to BE+ CONNECTS. People can find more information on the projects, professionals and companies making these Net Zero and Net Zero Ready projects at <https://beplusconnects.com/>

To be listed as Net Zero Ready in this report, buildings must be:

- Located In Massachusetts
- Highly energy efficient\*
- All electric for building heating operation\*\*

To be listed as Net Zero, buildings must meet the Net Zero Ready criteria and:

- Procure renewable energy from on-site and/or off-site equal to 100% of the site energy consumption on a net annual basis.

We know there are additional Net Zero Buildings in Massachusetts, and for the projects we do have, the data is not 100% complete. We intend to update this ongoing document as we gather more information.

\*To qualify as highly energy efficient the project either meets or exceeds an established net zero ready standard (e.g. MA Stretch Code, Passive House, etc.) or is ultra energy efficient as defined by a percent reduction from the ASHRAE 90.1 baseline according to one of the following: 2010: 25% below App G baseline site EUI; 2013: 18% below App G baseline site EUI; 2016: 5% below App G site PEI; 2019: 0% below App G site PEI

\*\* All electric for building heating operation means that electricity is used for heating during "normal operation" when systems are operating as intended and ambient temperature is above the ASHRAE 99% design condition. Special use buildings such as health care facilities and laboratories are given more leeway and may be included if the building relies primarily on heat pumps for building heating and through efficiency and electrification achieve ≥90% fossil fuel reduction vs. the ASHRAE 90.1 baseline

# The Bottom Line

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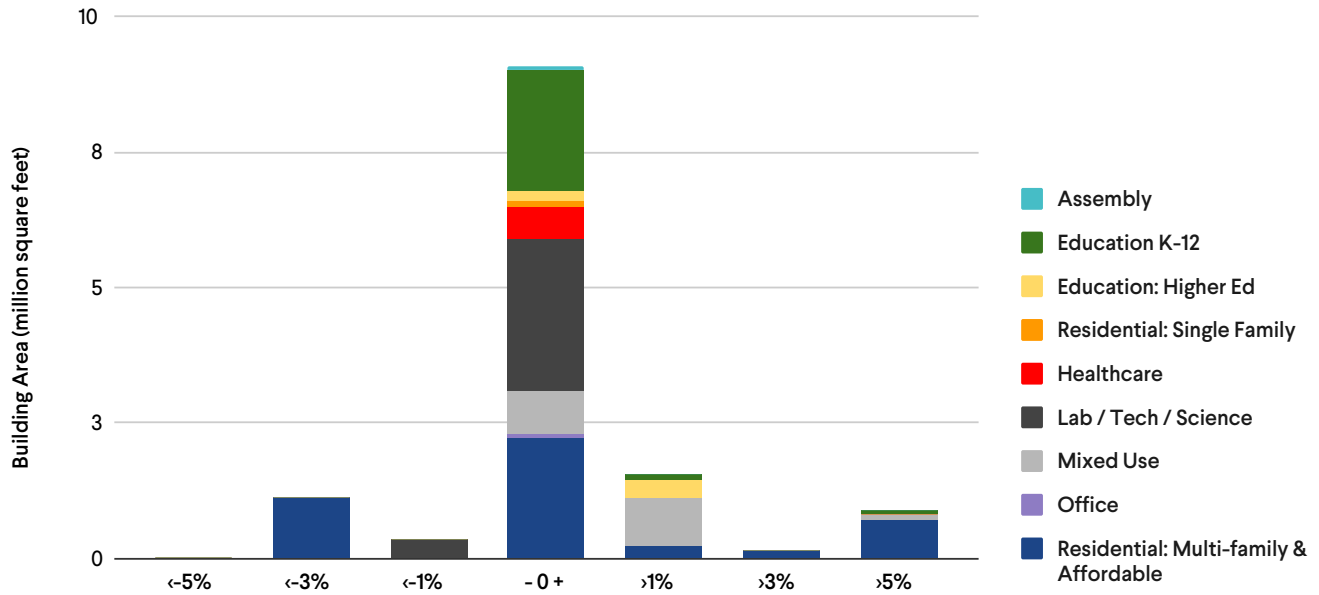
- 1. The Net Zero and Net Zero Ready building stock exceeds 48.4 million square feet and is growing at a constant rate in the Commonwealth today.**
- 2. Of the 13.1 million GSF with reported cost data, 80% reported <1% construction cost premium to achieve Net Zero Ready.\***
- 3. Multi-family and affordable housing's combined 15.3 Million GSF are leading the way for Net Zero development in Massachusetts, employing heat pumps and on-site renewables to reach their Net Zero targets. Lab / Tech / Science grew substantially, by nearly 50%, in 2024 to 13.7 Million GSF, making up the majority of the found Net Zero Ready space.**
- 4. Affordable Housing makes up 40% of all residential Net Zero and Net Zero Ready square footage.**
- 5. All projects rely on heat pumps as the primary source of heat. The majority of building types utilize air-source heat pumps, with the exception of K-12 which more often use ground-source heat pumps. Net Zero buildings also procure on-site and/or off-site renewable energy to offset 100% of consumption on a net annual basis.**
- 6. Over twice as many projects since 2023 have reported the use of electricity for domestic hot water with a total of 28.2 million GSF.**
- 7. There are 319 companies working to make Net Zero buildings the standard in MA. Many of the companies can be found in [BE+ CONNECTS](#).**

\* 27% of the project GSF and 44% of submissions shared cost difference for Net Zero. Of those, 80% of them reported <1% construction cost premium.

# HOW MUCH DOES IT COST TO BUILD NET ZERO READY?

\*13.1 MILLION GSF OR 154 PROJECTS REPORTED ON % COST DIFFERENCE

**NOT MUCH!**



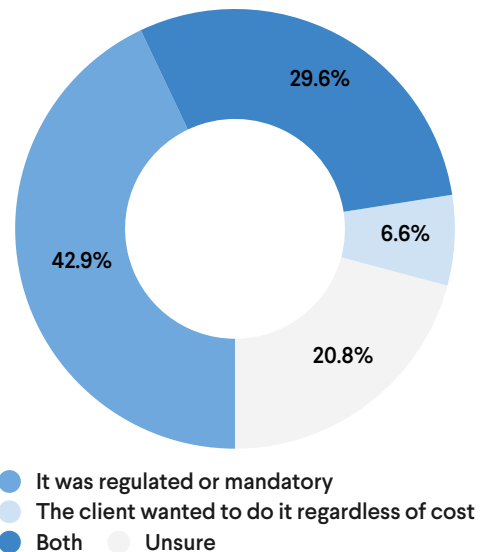
Net Zero Ready buildings are being built at the same cost as conventional buildings. Of the 13.1 million GSF with reported cost data, 80% of Net Zero Ready buildings have less than a 1% construction cost premium.\* This is consistent across all building types and sizes, including high-rise buildings that are hundreds of thousands of square feet. In 2024 we added an option “We didn’t calculate the cost premium.” 7.5% of all projects selected this option and of those over half said it was because it was regulated or mandatory and/or the client wanted to do it regardless of cost.

**FEAR:** Net Zero is expensive.

**REALITY:** Of submissions reporting on cost data, Net Zero buildings often carry little to no added construction cost and significantly reduce operating cost. This means that Net Zero buildings typically have lower total cost of ownership than conventional buildings. The financial case is even more compelling when construction is financed via loans or bonds; in this scenario the operating savings more than offsets the loan payment premiums. This results in positive cash-flow from day one.

Cost data in this report includes incentives from the utilities and the government. There are significant incentives through [Mass Save®](#), Federal Tax Credits, the Mass Department of Energy Resources (DOER) and more. [Mass.gov](#) keeps a good list of resources.

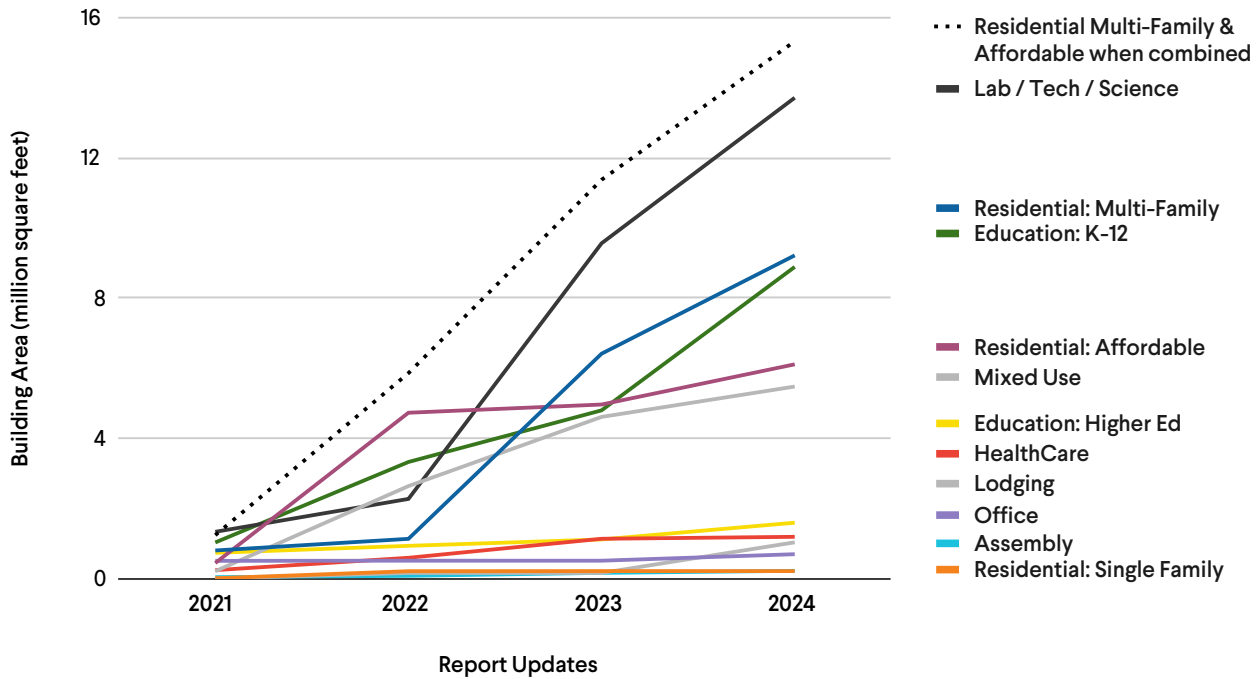
Why aren't project teams calculating cost premiums? (by GSF of reporting projects)



\*27% of the project GSF and 44% of submissions shared cost difference for Net Zero. Of those, 80% of them reported <1% construction cost premium.

# WHAT BUILDING TYPES ARE ACHIEVING NET ZERO READY?

**MANY TYPES!**



Of the 48.4+ Million GSF of Net Zero Ready building area found after 4 years, 28% is Lab/Tech/Science, 19% is Residential: Multi-Family, 13% is Residential: Affordable, 18% is Education: K-12, and 11% is Mixed Use. The other typologies together make up the remaining 11% of GSF. Since 2023 the square footage of NZR Education: k-12 projects more than doubled while Market-rate Multi-family residential and Laboratory / Tech / Science each increased roughly 50% in area.

**FEAR:** Laboratory, technology, and life science buildings will be too technically challenging to achieve.

**REALITY:** Totalling 13.7 Million GSF, lab/tech/science make up the majority of the found Net Zero Ready space. Through making these projects, high-performance building professionals have shown they have the knowledge and technology to make it possible.

**FEAR:** Net Zero multi-family and affordable housing will not be feasible as it is too cost prohibitive.

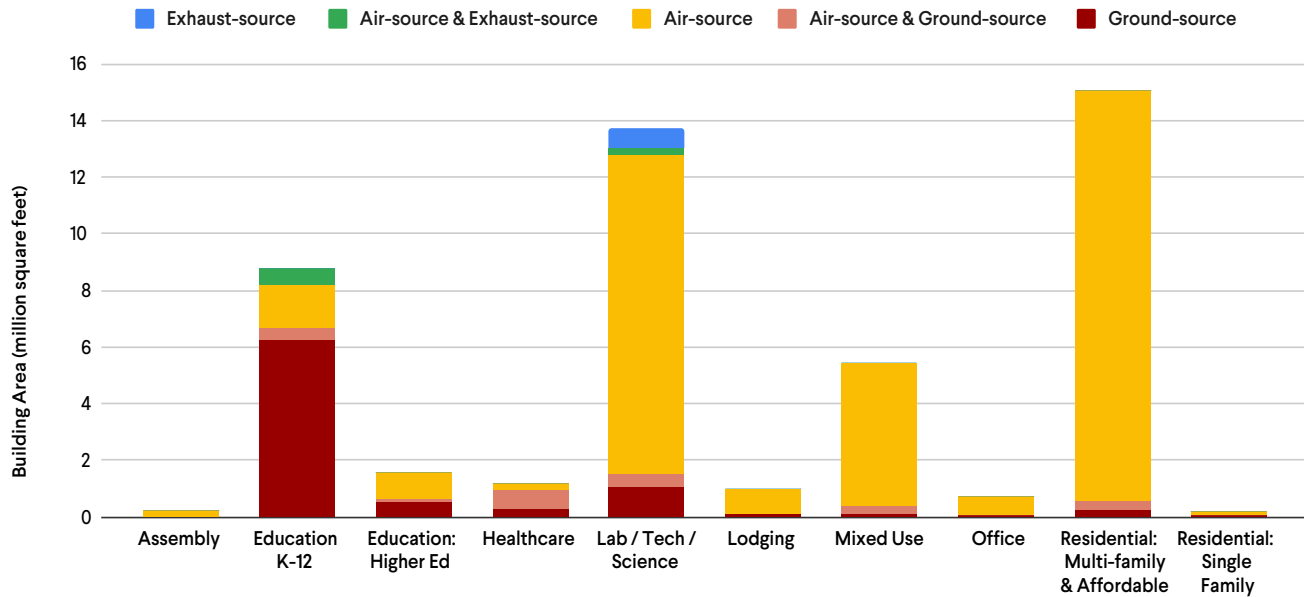
**REALITY:** Multi-family and affordable projects are leading the way for Net Zero development in Massachusetts. Combined they total 15.3 Million GSF, representing a greater total GSF than lab/tech/science. It is clear that these projects are not just possible; they are the most thriving typology.

EXPLORE PROJECT PROFILES BY PROJECT TYPE ON BE+ CONNECTS

# HOW ARE BUILDINGS USING ELECTRICITY FOR HEATING?

\*48 MILLION GSF REPORTED ON HEAT PUMP TYPE

## GROUND AND AIR-SOURCE HEAT PUMPS!



48+ million square feet of buildings reported using heat pumps as the primary heating source. This spans all building types and sizes reported, including high-rise buildings that are hundreds of thousands of square feet. The majority of projects employ air-source heat pumps with the exception of Education K-12 utilizing the highest percentage of ground-source heat pumps. In 2024 we have Labs / Tech / Science and Education K-12 introducing exhaust-source heat pumps as a solution.

**FEAR:** Net Zero buildings must be 100% electric with no exceptions.

**REALITY:** Net Zero standards promote electrification and allow flexibility for fossil fuel use where appropriate. For example the [Massachusetts Fossil Fuel-Free Demonstrations](#) includes exemptions for lab buildings, healthcare facilities, and large domestic hot water systems.

**FEAR:** The electric grid can't support electric buildings.

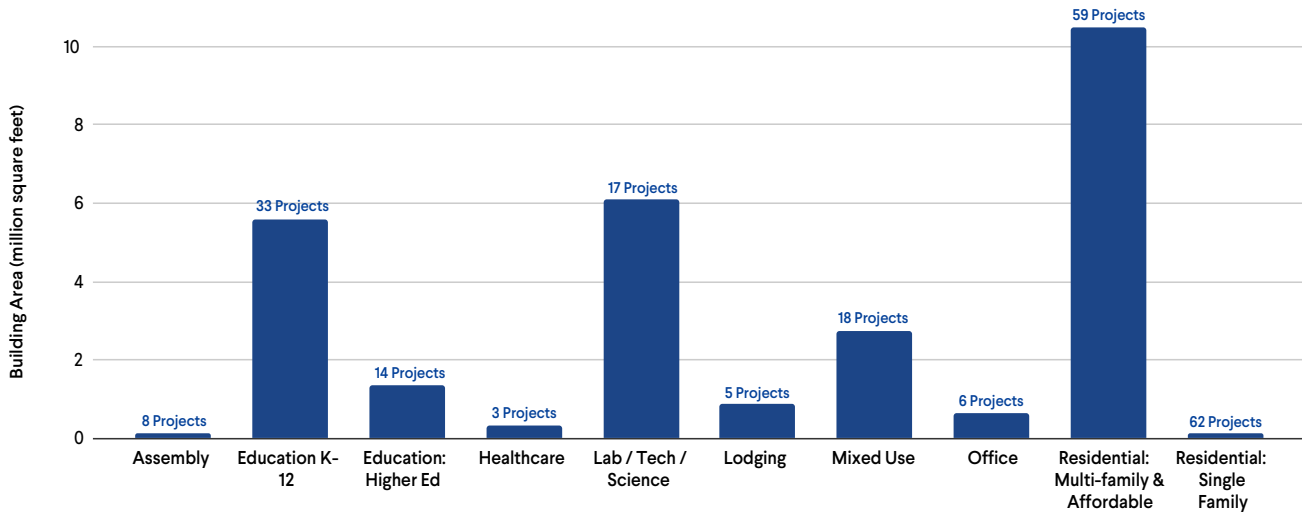
**REALITY:** New Net Zero buildings often have lower peak electric demand than their peers. The BE+ 2019 report, [Zero Energy Buildings in Massachusetts: Saving Money from the Start](#) found that the peak electric demand for all electric buildings was actually lower for Existing Building Renovations, New Office Buildings, K-12 schools, and Mixed Use Buildings. Only the Residential Buildings had higher peak electrical loads. This is offset by the fact that Single and Small Multi-family Residential Buildings were able to cover most, if not all of their electrical demand with on-site solar and thus reducing the overall peak demand on the grid.

SEE HEAT PUMP DATA IN PROJECT PROFILES ON [BE+ CONNECTS](#)

# ARE BUILDINGS USING ELECTRICITY FOR DOMESTIC HOT WATER?

\*28.2 MILLION GSF REPORTED ELECTRIC DHW

**YES, MANY!**



**28.2+ million square feet of buildings reported using electricity as their domestic water heating source. The amount more than doubled in the last year.**

**FEAR:** Electrification of domestic hot water is not possible for some high-energy building types, such as labs and healthcare.

**REALITY:** Electrification of domestic hot water is possible for high-energy building types. In fact, 44% of the GSF of Laboratories and 23% of the GSF of healthcare facilities reported relying on all-electric domestic hot water.

**FEAR:** Electrification of domestic hot water is not possible for multi-family buildings.

**REALITY:** Electrification of domestic hot water is possible for multi-family buildings. In 2024 69% of GSF of all multi-family buildings reported are electrifying domestic hot water. This includes 5.2M GSF of affordable housing.

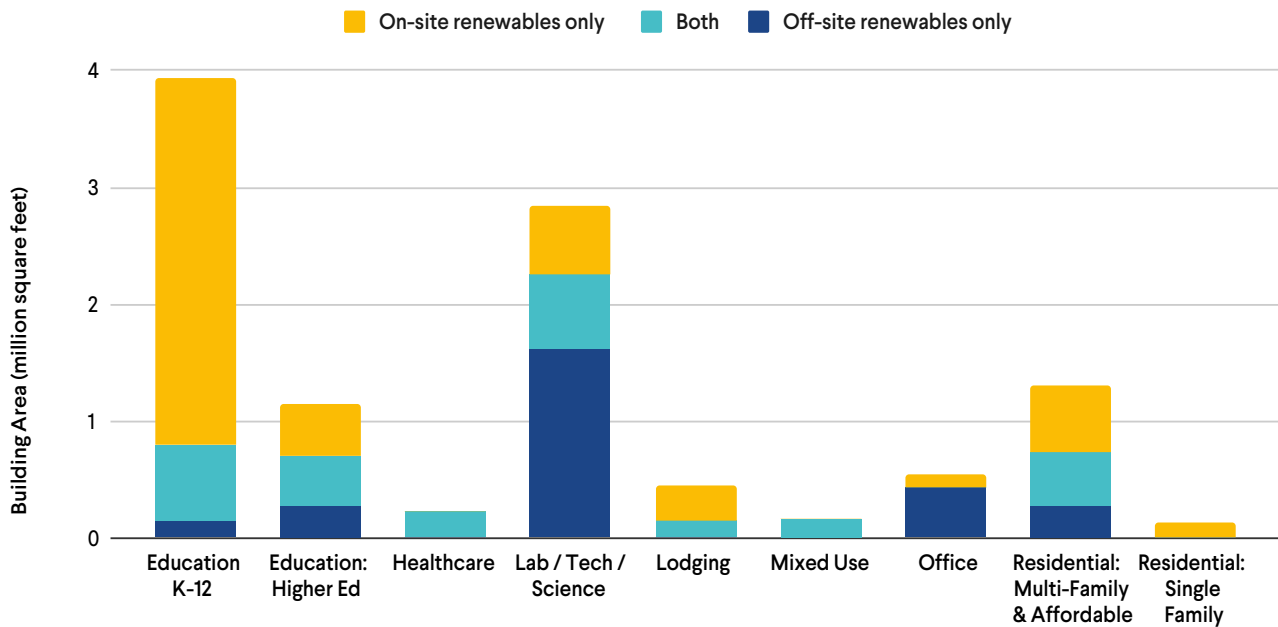
SEE IF A PROJECT IS ELECTRIFYING THEIR DOMESTIC HOT WATER IN THE PROJECT PROFILES ON [BE+ CONNECTS](#)



# HOW ARE BUILDINGS ACHIEVING NET ZERO?

\*10.7 MILLION GSF OF NET ZERO PROJECTS REPORTED ON RENEWABLES

## ON-SITE AND OFF-SITE RENEWABLE ENERGY!



Of the 48.4+ million GSF of Net Zero Ready buildings, 19.4 million GSF anticipate achieving Net Zero energy. Net Zero buildings procure on-site and/or off-site renewable energy to offset 100% of annual consumption.

**FEAR:** Net Zero buildings must produce all energy on-site.

**REALITY:** Net Zero buildings can procure renewable energy from off-site. More than half of the Net Zero buildings that provided renewable energy data use off-site renewable energy or a combination of off-site and on-site renewable energy.

**FEAR:** Renewable electricity costs more than grid electricity.

**REALITY:** There are many procurement methods for renewable energy. Some marginally increase cost. Others cost less, such as: power purchase agreements and virtual power purchase agreements.

SEE WHAT TYPE OF RENEWABLES A PROJECT IS USING TO MEET NET ZERO REQUIREMENTS IN THE PROJECT PROFILES ON [BE+ CONNECTS](#)

# NET ZERO READY PROJECT DATABASE SNAPSHOT

48.4 Million GSF found by BE+ in Massachusetts. Sorted by GSF.

## ASSEMBLY:

Dorchester Community Center Project  
786 Belmont Public Library  
Confidential Project T5  
Confidential Project T9  
Eastham Public Library  
Fields Corner Branch Project  
Lexington Visitors Center  
MA Audubon Broad Meadow Brook  
Walden Pond Visitor Center  
Danehy Park Gateway Pavilion  
Environmental Learning Center at Mass  
Audubon Drumlin Farm  
Old Oak Dojo  
Expedition Blue Waypoints

## EDUCATION K-12:

Andover High School  
Lexington High School  
Belmont Middle & High School  
Bristol-Plymouth Regional Technical  
School  
Arlington High School  
NEMT School Building Project  
Tobin Montessori Vassal Lane Upper  
Schools Project  
King Open/Cambridge St Upper  
Schools & Community Complex  
Wakefield Memorial High School Build-  
ing Project  
Nauset Regional High School  
Stoneham High School  
Watertown High School  
Confidential Project T3  
Coakley Middle School Building Project  
Josiah Quincy Upper School  
Elmwood School Building Project  
Boardwalk Campus - Douglas & Gates  
Schools  
Dr. Martin Luther King, Jr. School

Lincoln School Revitalization  
Walpole Middle School  
The Michael Driscoll School  
Hadley Elementary School  
Concord Middle School Project  
Hosmer Elementary School  
Boston Arts Academy  
Hingham Elementary School Building  
Project  
John B. DeValles Elementary School  
Quinn Middle School  
Amherst Elementary School Building  
Project  
Pine Hill Elementary School  
Hanlon Elementary School  
Maria Hastings Elementary School  
David Mindess Elementary School  
Greenlodge-Oakdale Elementary Build-  
ing Project  
Confidential Middle School  
Lynch Replacement Project  
Hardy Elementary School  
Snyder Center - Phillips Academy  
J.R. Lowell Elementary  
Abraham Lincoln Elementary School  
Lincoln-Eliot Elementary  
Green Meadow Elementary School  
Project  
Fox Hill Elementary School Building  
Project  
Roxbury Preparatory Charter School  
Cunniff Elementary School  
Squantum School  
John Pierce School  
Hunnewell Elementary School  
Countryside Elementary School  
Annie E. Fales Elementary School  
West Tisbury School  
Eaglebrook School Dining Hall  
Lexington Children's Place

Hitchcock Center for the Environment  
Smith College Bechtel Environmental  
Classroom

## EDUCATION HIGHER ED:

BU Center for Computing and Data  
Sciences  
269-301 Vassar Street: MIT West  
Campus Graduate Student Dormitory  
100 South Campus Drive  
Harvard Kennedy School Library  
Confidential Project T6  
MassBay Community College Center for  
Health Sciences, Early Childhood, and  
Human Services  
Franklin Cummings Tech  
North Shore Community College Health  
Professions and Student Services  
Bunker Hill Community College - Aca-  
demic Student Success Center  
Clark U. Alumni & Student Engagement  
Ctr  
Confidential Project T7  
Confidential Community Center  
RW Kern Center  
Crotty Hall  
ArtLab (Harvard University)  
House Zero  
Greenhouse & Science Lab Support  
Areas

## HEALTHCARE:

Soldiers' Home in Holyoke  
Franciscan Children's Hospital, New  
Inpatient Building  
Chelsea Soldiers' Home Community  
Living Center  
Boston Children's Hospital Ambulatory  
Surgery Center  
Brockton Behavioral Health Center  
8 Old Road Health Center

**LABORATORY / TECH / SCIENCE:**

Gateway Innovation Center  
 66 Cambridge Street  
 Wentworth Institute of Technology - 500  
 Huntington Ave, Boston  
 Seaport Circle Lab  
 Confidential Kendall Lab  
 120 Middlesex Turnpike, Somerville-  
 Brickyard Assembly Row  
 Bulfinch Crossing East Parcel  
 Development  
 1400 Boylston St, Boston  
 421 Park Drive  
 OneMilestone at Enterprise Research  
 Campus  
 80 First Street, Cambridge  
 325 Binney Street  
 Allston Yards Building B  
 Parcel X (310 Northern Ave)  
 155 North Beacon St, Boston  
 74 Middlesex Ave, Somerville  
 776 Summer St - Block F  
 Southline Labs  
 60 Guest St, Boston  
 University of Massachusetts Medical  
 School, New Education and Research  
 Building  
 80 East Berkeley  
 776 Summer St - Block D  
 5 Fid Kennedy Building  
 1 Au Bon Pain Way (Parcel O)  
 Confidential Lab Building  
 Alewife Research Center  
 65 First Ave  
 Confidential Cambridge Lab  
 Cambridge Crossing Parcel Q2  
 Arsenal on the Charles Building 2  
 Arsenal on The Charles Building 1  
 420 Rutherford  
 Confidential South Boston Lab  
 287 Western Ave  
 Bristol Community College Sbrega  
 Health and Science Building

Cape Cod Community College Frank  
 and Maureen Wilkens Science and Engi-  
 neering Center  
 Massachusetts Maritime Academy - Sci-  
 ence, Technology and Engineering Lab  
 Modernization  
 Seaport Circle Pavilion

**LODGING:**

UMass Amherst Undergraduate Housing  
 Parcel 12 Hotel Building  
 Hotel in Back Bay  
 The Coolidge Hotel at Brookline  
 Allston Hotel  
 UMass Amherst Graduate Housing

**MIXED USE:**

Mildred Hailey Phase One  
 One Boston Wharf Road  
 1033-1055 Washington St, Boston  
 380 Stuart Street  
 495 Dot Ave.  
 Confidential Mixed Use A  
 Allston Green (Building A)  
 Boynton Yards: General Building 4A  
 (LotB4.1)  
 East of Broadway  
 Confidential Mixed Use B  
 Boynton Yards: General Building 4B  
 (LotB4.2)  
 1200 Montello  
 87 Broadway  
 95 Everett  
 761-793 Boylston St  
 Lasell Village Expansion  
 Northland Newton Development - Build-  
 ing 4  
 Northland Newton Development - Build-  
 ing 8  
 New Bedford YMCA Capital Renovation  
 Project  
 Dorchester Fieldhouse  
 Blessed Sacrament  
 Boynton Yards: General Building 4C

(LotB4.3)  
 280 Western Ave  
 The Foundry  
 Boston Net Positive Multi-Unit  
 Ashland Public Safety Building Project  
 152-158 Broadway Multifamily Passive  
 House  
 402 Rindge Avenue/Ringe Commons  
 (A-Non Residential Portion)  
 Elmwood  
 Norfolk Fire Station  
 Dudley Kenilworth Homes  
 Greenfield Fire Station  
 The Williams Bookstore  
 Bertram Field House  
 Powisset Net Positive Barn  
 Forest River Outdoor Recreation &  
 Nature Center

**OFFICE:**

11-21 Bromfield  
 140 Kendrick - Building A  
 Div of Fisheries & Wildlife Field HQ  
 Pharma Academy  
 Franklin Regional Transit Center: John W.  
 Olver Transit Center  
 Emery Grover Building Renovation  
 Project  
 Gilman Ordway Building  
 Auburndale Builders Office

**RESIDENTIAL: AFFORDABLE MULTI FAMILY:**

Bunker Hill Housing Redevelopment  
Clarendon Hill Redevelopment  
Cambridge Affordable Housing  
299 Broadway Building A  
North Commons at Village Hill Passive House  
Village Hill  
Walnut Street Phase 1  
The Pryde LGBTQ Senior Housing  
Mission Hill Parcel 25 Phase 3  
Finch Cambridge  
1599 Columbus Ave  
Terrace Cedar  
402 Rindge Ave / Ringe Commons (Building B - Residential)  
25 Sixth St.  
Residences at Lawrence Hill  
Old Colony Phase Three C  
Affordable Passive House Project  
Blue Hill Ave  
The Kenzi  
10 Sunnyside Ave.  
Stoughton Veterans Housing  
1005 Broadway  
Baldwinville School Apartments  
Harbor Village  
E+ Highland St.  
NOAH Ayer Commons - Building D  
Melpet Farm Residence  
37 Wales Street  
1463 Dorchester Ave  
Nubian Ascends Housing  
148 Maple Ave  
Linnean Apartments  
Weaver Apartments  
31 Tufts Street  
NOAH Ayer Commons - Building C  
NOAH Ayer Commons - Building B1  
NOAH Ayer Commons - Building B2  
NOAH Ayer Commons - Building A1

NOAH Ayer Commons - Building A2

**RESIDENTIAL: MULTI-FAMILY:**

atMark Cambridge Apartments  
Modera Revere Beach  
244-284 A Street  
18 Spice Street  
Rowen at The Pinehills  
33 Cambridge  
Northland Newton Development - Building 6AB  
51N Spice Street  
Gibson Point  
Ryder  
Harvard Enterprise Research Campus - Residential  
Northland Newton Development - Building 5  
The Coolidge Residences at Brookline  
18-22 Arboretum Road  
1141 Bennington St  
Confidential Project T4  
East Boston Passive House Project  
Multifamily Building AST1  
355 Bennington St  
780 Morrissey Boulevard  
2085 Washington Street  
51S Spice Street  
JJ Carroll Redevelopment  
Confidential Residential: Multi-family A  
Allston Yards Building E  
Danvers The Riverbank  
361 Belgrade Ave  
775 Huntington Avenue  
The Proponent / 361 Belgrade Avenue  
Old Colony Phase 6  
289 Walk Hill Street  
35-43 Braintree Street  
79 King Street Senior Housing  
500 Western Ave  
40 Soldiers Field Place  
Bartlett Station Building A

Northland Newton Development - Building 3  
Northland Newton Development - Building 7  
Confidential Multi-Family  
Cottage Street Housing  
Juniper Hill  
2072 Massachusetts Ave Apartments  
40 Roland Street Project  
West Newton Armory  
69 North Montello Street (Phase 2)  
3 Hawkins Street  
43 North Montello Street (Phase 1)  
E+ Parker Terrace Housing  
1201 River Street  
Bartlett Station Building F5  
11 E Lenox  
The Distillery North  
Roxbury Sustainable Housing  
3371 Washington Street  
62 Packard Street, Hudson  
Brewster Woods Community Housing - Building 40  
402 Rindge Ave / Rindge Commons (Building A - Residential)  
3409 Washington St  
FBMS 128 Manley St (Phase 2)  
201 Hampden  
Devens Sustainable Housing Multi-family (Multiple Homes)  
FBMS 128 Manley St (Phase 1)  
191 Talbot  
213 Harvard Street  
Emerson Green Phase 2 (Multiple Homes)  
63 Moreland St  
41 Hawthorne  
71-80 Fort Ave.  
226 Highland  
10 Copeland  
246 Norwell  
Emerson Green Phase 1 (Multiple Homes)

2-4 Linwood Street  
15 Howard St  
36-38 Colonial Ave  
Two Zero Energy Modular Homes in Northampton  
152-154 Highland  
4 Fort Ave. Terrace  
E+ 118 Marcella Street  
The Davis House  
Revell Retrofit  
21 Lamartine  
67 Beech Glen Street  
Butler Residence  
21 Wensley

**RESIDENTIAL: SINGLE FAMILY:**

Emerson Green Phase 2 (Multiple Homes)  
Emerson Green Phase 1 (Multiple Homes)  
Concord River Walk Net Zero #1- 13 (Multiple Homes)  
MassDev. Devens Green ZE Community (8 Homes)  
Miller Residence  
Green Zero Carbon Home  
25 Dukes Rd  
Patrone Home  
Newton Net Zero  
Dartmouth Ocean Fronthome  
76 Larchmont Ave  
Ross Residence  
Needham Deep Energy Retrofit  
Devens Greek Revival  
8 Cavite St  
Holland Passive House

Lincoln Net Positive Farm House  
Chatham Marshview House  
Fink-Simko Zero Net Energy Deep Energy Retrofit  
Hobart Net Zero  
"The Groton" Model  
203 Elliot Street  
Livermore Deep Energy Retrofit  
Cave Residence  
Rivendell: Jenson-DeLeeuw NZE House  
Cape Cod Passive House  
1960s Garrison Comprehensive Deep Energy Retrofit  
15 Park Place  
Bushey Residence  
162 Highland St  
15 Laurel Street  
Brooks/Mulligan House  
Modified Little Diamond - Meek House  
14 Cavite St  
33 Johnsonwood  
Kane Family Residence  
393 Marlborough  
55 Marcella St  
21 Laurel Street  
133 Bourne St  
The Giordano - Smeltz Residence  
Net Zero Bungalow  
White Claw Farm Net Zero Deep Energy Retrofit  
Solar Energy Home  
Kraus-Fabel Retrofit  
67 Dudley St

**RETAIL:**

Boston Building Resources

**SENIOR LIVING:**

Cooper Center for Active Living  
McDevitt Sr Homes  
Appleton Building

SEARCH BY "PROJECT NAME" ON [BE+ CONNECTS](#) TO FIND MORE INFORMATION ON MOST OF THESE PROJECTS, INCLUDING THE PROFESSIONALS AND THEIR COMPANIES RESPONSIBLE FOR THEIR DESIGN AND CONSTRUCTION.

AT THIS TIME BE+ CONNECTS IS NOT INTENDED FOR SINGLE OR MULTI-FAMILY RESIDENTIAL PROJECTS UNDER 15,000 GSF. AS SUCH, BUILT ENVIRONMENT PLUS DID NOT COLLECT NEW DATA FOR SINGLE FAMILY RESIDENTIAL PROJECTS FOR THE 2024 REPORT AND THE DATA FOR THESE PROJECTS CANNOT BE FOUND ON BE+ CONNECTS.

## THE PROFESSIONALS WORKING ON THESE PROJECTS:

### 319 Companies found by BE+ in Massachusetts.

#### 89 OWNERS

##### FROM BE+ CONNECTS BY CONNECTED GSF:

Skanska USA  
The Community Builders

##### FROM CLASSIC DATA COLLECTION:

213 Harvard Street Condominium Trust  
Alexandria Real Estate Equities Inc.  
Allied Health  
Barbara Simko  
Barlett Lot D Preservation Associates  
Beacon Communities  
Boston Housing Authority  
Boston Properties  
Boston University  
Brian Butler  
Bristol Community College  
Broadway & A St LLC  
Broadway Investments Realty, LLC  
Bunker Hill Community College  
Cambridge Housing Authority  
Cape Cod Community College  
Capstone Communities LLC  
Chuck Lenhart  
Chungha Cha  
City of Cambridge  
City of New Bedford  
City of Watertown  
Clark University  
Commonwealth of Massachusetts  
David Green  
Deborah Frieze  
Division of Capital Asset Management and Maintenance (DCAMM)  
DLJ Real Estate Capital Partner  
E3 Development  
Elizabeth Meek  
Fred Gordon  
Gate Residential Properties

Hampshire College  
Harvard University  
Hawkins St Union Square LLC  
Hitchcock Center for the Environment  
Holyoke Soldiers' Home  
Homeowner's Rehab, Inc.  
Just-A-Start Corporation  
Leggat McCall Properties  
MA Dept. of Conservation & Recreation  
Marcella 120 LLC  
Marcus Partners  
Mass Audubon  
Massachusetts Institute of Technology  
Massbay Community College  
MassDevelopment  
Midwood Investment & Development  
NeighborWorks Housing Solutions  
New Bedford Public Schools  
North Shore Community College  
North Shore Community Development Coalition (NSCDC)  
NOW Communities, LLC  
Phillips Academy  
Pioneer Valley Habitat for Humanity  
Preservation of Affordable Housing (POAH)  
PT RED  
Rees Larkin Development  
Ryan Bushey  
Samuels & Associates P-12 Property LLC  
Sara Ross  
Scott Webster & Elmwood Street Realty Trust  
Smith College  
Somerville Community Corporation (SCC)  
Somerville Housing Authority (SHA)  
The Neighborhood Developers  
TLee Development  
Town of Acton

Town of Arlington  
Town of Belmont  
Town of Concord  
Town of Eastham  
Town of Lexington  
Town of Lincoln  
Town of Stoneham  
Town of Swampscott  
Town of Westwood  
Traggorth Companies  
Trinity Financial  
UMass Chan Medical School  
University of Massachusetts Amherst  
Urban Edge  
Veterans Home at Chelsea  
Westborough Public Schools  
Woods Hole Research Center Corporation  
Z Capital Investments  
Zero Energy Modular Affordable Housing Initiative (ZE-MAHI)

*( All Individual Homeowners are excluded from this list )*

## 109 ARCHITECTS

### FROM BE+ CONNECTS BY CONNECTED GSF:

Arrowstreet  
Stantec  
SGA  
Elkus Manfredi Architects  
DiMella Shaffer  
Perkins & Will  
Payette  
Utile  
Perkins Eastman  
ICON Architecture  
HMFH Architects  
CUBE 3  
SMMA  
Ai3 Architects  
Studio G Architects  
NBBJ  
CBT Architects  
Davis Square Architects, Inc.  
Dore + Whittier  
CambridgeSeven  
DiNisco Design  
isgenuity LLC  
KPMB  
KieranTimberlake  
West Work  
William Rawn Associates  
Tappé Architects, Inc.  
Mount Vernon Group Architects  
DHK Architects  
MASS Design Group  
Jonathan Levi Architects (JLA)  
Lavalée Brensinger Architects  
Sasaki  
Raymond Design Associates  
BKSK Architects LLP  
Stefanov Architects Inc.  
Bruner/Cott  
ZeroEnergy Design  
Architerra Inc.  
RODE

Oudens Ello Architecture  
Next Phase Studios Architects  
Bargmann Hendrie + Archetype, Inc.  
(BH+A)  
DREAM Collaborative  
HKT Architects  
Placetailor  
Elton Hampton  
H2M architects + engineers  
DesignLAB Architects  
Mills Whitaker  
Maryann Thompson Architects  
Maclay Architects  
Snøhetta  
Coldham & Hartman Architects  
Paul Lukez Architecture

### FROM CLASSIC DATA COLLECTION:

Adrian Smith + Gordon Gill Architecture  
Architectural Resources Cambridge  
Beacon Architecture  
Ben Nickerson  
Brian Butler  
BrightBuilt Homes  
Brown Lindquist Fenuccio & Raber  
Architects Inc.  
Brown Sardina, Inc.  
Chandler Architectural Products  
David Miller  
DiNisco Design Architects & Planners  
Edy Ambroz  
Ellenzweig  
Fitch Architecture & Community Design  
Flansburgh  
Franziska Amacher  
Fred Gordon  
Gate Residential Properties  
Hampdentailor LLC  
Henning Larsen  
Hutker Architects  
ICON Architecture, Inc.  
Interface Studios

Jacobs Consultants, Inc.  
John Livermore  
JPNDC  
Kieran Timberlake  
Madison Park CDC  
Maple Hill Architects  
Mary Kraus  
MassDevelopment  
Matt Coffey  
Miller Pollin Architecture  
New Atlantic Development  
NOW Communities, LLC  
OMR Architects Inc.  
Peter Brooks  
Peter Kane  
Peter Stevens  
R. Carter Scott  
Rachel Stevens  
Rees Larkin Development  
RISE Together  
Ryan Bushey  
Sebastian Mariscal Studios  
SimpleCity Studio  
Steven Baczek  
Studio Gang  
TLee Development  
Union Studios  
Urbanica Design  
William McDonough + Partners  
Wilson Butler  
ZGF

### 33 ENERGY CONSULTANTS

#### FROM BE+ CONNECTS BY CONNECTED GSF:

BR+A  
Thornton Tomasetti  
Petersen Engineering  
Soden Sustainability Consulting  
Steven Winter Associates  
enviENERGY Studio  
Vanderweil Engineers  
WSP  
The Green Engineer  
New Ecology, Inc.  
Sustainable Comfort, Inc.  
AHA Consulting Engineers  
AKF  
Passive to Positive  
Linnean Solutions  
Building Evolution Corporation (BEC)  
Transsolar KlimaEngineering

#### FROM CLASSIC DATA COLLECTION:

Andelman Lelek  
Atelier Ten  
Building Science Corporation  
CLEARresult  
Conservation Services Group  
Daniel Roy  
Integrated Environmental Solutions  
Marc Rosenbaum  
Michael Duclos  
Northern Power Systems  
Sayo Okada  
Sean Welch  
SegoDesign  
Solar Design Associates  
Solworks  
VEIC

### 49 MEP ENGINEERS

#### FROM BE+ CONNECTS BY CONNECTED GSF

BR+A  
Petersen Engineering  
RDH Building Science Inc.  
Vanderweil Engineers  
Skanska USA  
WSP  
Cosentini Associates  
Buro Happold  
Rist Frost Shumway Engineering  
R.W. Sullivan Engineering  
AHA Consulting Engineers  
Garcia, Galuska & DeSousa - GGD Consulting Engineers  
Nitsch Engineering  
AKF  
Wozny Barbar & Associates  
CMTA  
BALA Consulting Engineers  
BLW Engineers  
Consulting Engineering Services (CES)  
ZeroEnergy Design  
Van Zelm Engineers  
VAV International Inc.  
Kohler & Lewis Engineering  
2RW Consulting Engineers

#### FROM CLASSIC DATA COLLECTION:

Adam Kohler  
Allen & Major Associates  
Arup  
Ben Brungraber  
Bensonwood  
Center for Ecological Technology  
David Fink  
Drew Gillett  
Engineering Design Build  
Griffith & Vary, Inc.  
LVR Corporation  
Marc Rosenbaum  
McBrie, LLC

Merrill Engineers & Land Surveyors

Norian/Siani Engineering, Inc.  
Places Associates  
Ripcord Engineering Inc.  
RSE Associates, Inc.  
RW Sullivan Engineering  
Ryan Hellwig  
Simpson Gumpertz & Heger  
South Mountain Company  
Stamski and McNary  
StudioNYL  
Zade Associates LLC



## 74 BUILDERS

### FROM BE+ CONNECTS BY CONNECTED GSF:

Suffolk Construction  
Skanska USA  
Sustainable Comfort, Inc.  
Consigli Construction  
Turner Construction Company  
Dellbrook JKS  
W.T. Rich  
Moriarty Construction  
Shawmut Design & Construction  
Brait Builders  
NEI General Contracting  
Walsh Brothers  
The Community Builders  
New England Development  
Haycon  
Brenco Construction  
Erland Construction  
Gilbane Building Co.  
Callahan Construction Managers  
Bond Brothers  
Groom Construction  
Delphi Construction  
Wright Builders  
Lee Kennedy  
Chapman Construction  
Stack + Co

### FROM CLASSIC DATA COLLECTION:

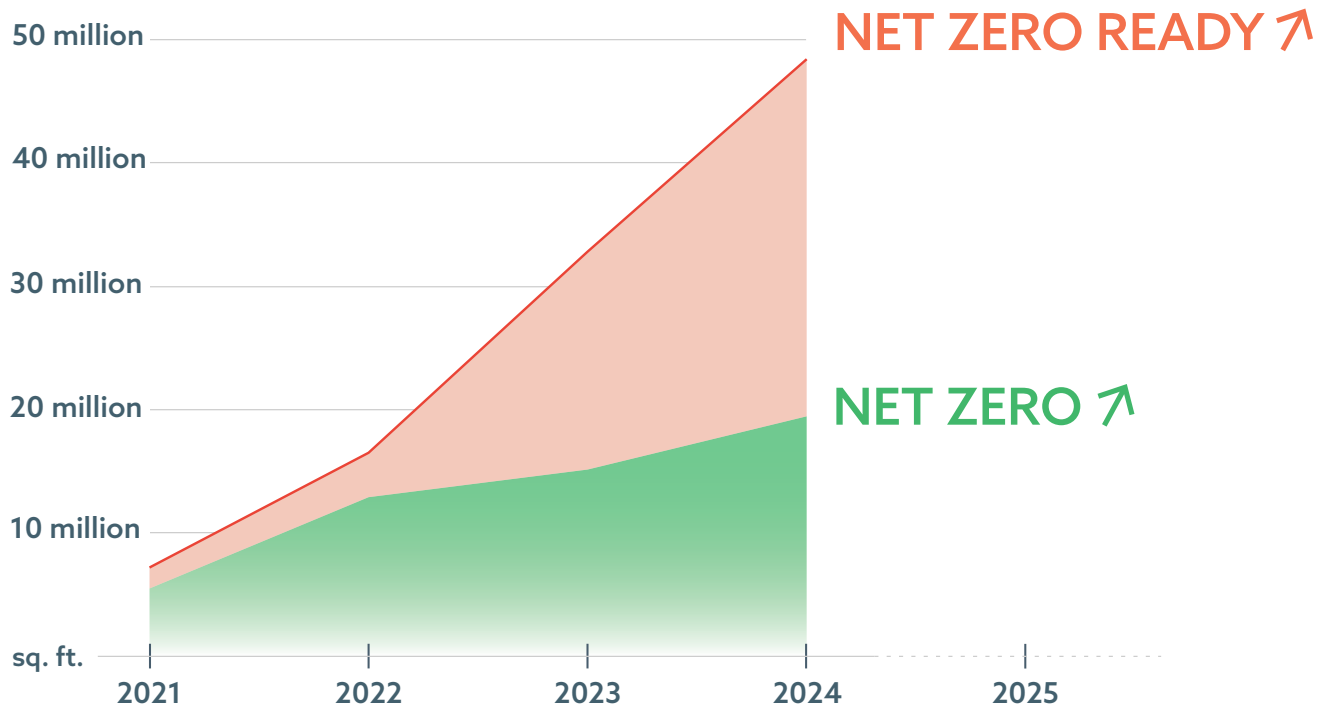
Auburndale Builders  
Bacon Construction  
Bald Hill Builders  
Bill Hallaren  
BOND Building  
Boston Green Building  
Brian Butler

Caleb Ewing  
CDI Construction  
Columbia Construction Company  
Cranshaw Construction  
Decumanus Green Design/Build, Inc.  
Dunhill Companies  
Edy Ambroz  
Farley Pedler  
Gate Residential Properties  
George Donahue  
GFC Development  
Hampdentailor LLC  
Hawkins St Union Square LLC  
Holden Builders  
JPNDC  
Karsten Construction  
LeftField  
Madison Park CDC  
Marcella 120 LLC  
MassDevelopment  
McNamara Salvia  
New Atlantic Development  
NOW Communities, LLC  
NPS Contractors  
Olive Branch Builders  
One Way Development  
Pascal Albanese  
Pat DeLeeuw  
Pioneer Valley Habitat for Humanity  
Related Beal  
Richard Jenson  
RISE Together  
Ryan Bushey  
Sandcastle Construction  
Sean Ford  
Southern Middlesex Industries  
Synergy Construction

TLee Development  
TR White Company, Inc.  
Transformations, Inc.  
WS Development

CONNECT WITH THE MAJORITY OF THESE COMPANIES AND PROFESSIONALS ASSOCIATED WITH THEM BY VISITING THEIR RESPECTIVE COMPANY AND PROFESSIONAL PROFILES ON [ON BE+ CONNECTS](#). SEARCH BY PROJECT TYPE, PROFESSION, LOCATION, CREDENTIALS AND MORE.

## THIS REPORT IS STILL CONTINUING TO GROW...



For questions related to this report, please reach out to [connects@builtenvironmentplus.org](mailto:connects@builtenvironmentplus.org)

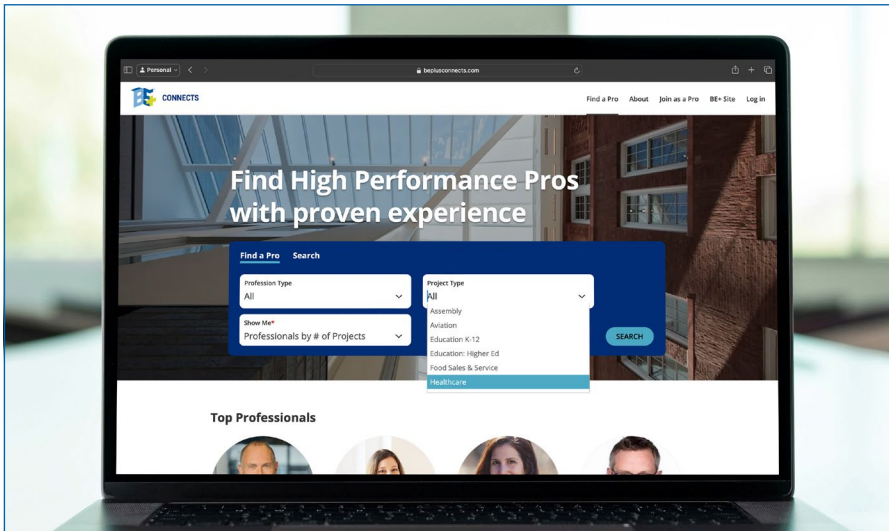
For updates to this report visit <https://builtenvironmentplus.org/road-to-net-zero/>

Create an account on BE+ CONNECTS to contribute additional projects, update existing projects, add companies and professionals and make connections. In 2024 we transitioned to collecting data via [BE+ CONNECTS](#), a directory of high performing building professionals and companies connected to their projects eligible to be in this report. The majority of the projects and companies in this report are listed in BE+ CONNECTS.

This report focuses on operational carbon in new construction and major renovation and is only part of the equation. Learn more about the importance of embodied carbon by reviewing the entries in the [MassCEC Embodied Carbon Reduction Challenge](#) or connecting with our local [New England Carbon Leadership Forum Hub](#).

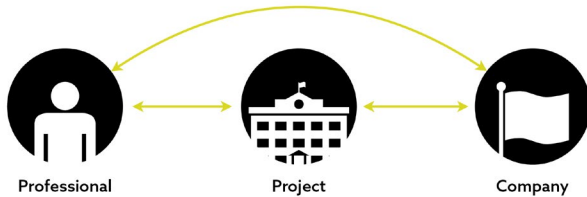
Thank you to the many people and organizations who contributed to this effort, especially the Boston Society for Architecture, MassCEC and Eversource. The building community united to provide this data swiftly, and have proven very committed to our ongoing collection efforts!

About [Built Environment Plus](#): Formerly known as the USGBC MA Chapter, BE+ is a member-based non-profit driving sustainable and regenerative design, construction and operations of the built environment. We do this by providing green building education, building community, engaging in advocacy, research and tool development, celebrating success, and by fostering leadership opportunities for sustainable building practitioners.



## Join as a Pro

The world needs more high-performance building leaders. Confirm your commitment, track your work, and show clients why you are the experienced professional they need.

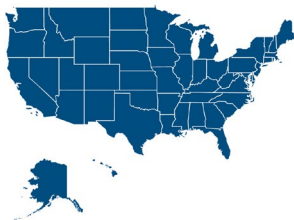


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### CONTACT



PROFESSIONAL

Name  
Credentials



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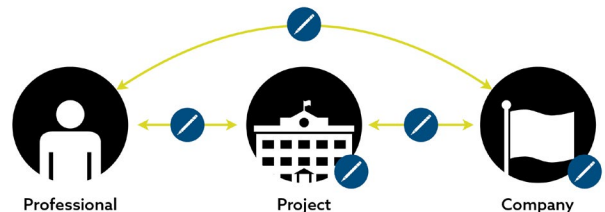
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Your Profession

Your Title & Company

TOTAL GSF of Projects | NUMBER of Projects | YEARS in Career

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# Build with Purpose

Help your clients meet low-carbon and energy efficiency goals and receive financial incentives by tapping into Eversource's new construction and major renovation offerings.

**Engage us early in the planning and design of your project**, and we'll connect you with technical support to discuss energy-saving solutions, pathways and resources for the design and construction of high efficiency homes and buildings.

The more energy-efficient the project, the more lucrative the incentives – especially for Net Zero, low EUI, and Passive House.

For **residential** new construction, visit  
[eversource.com/new-construction](https://eversource.com/new-construction)

For **commercial** new construction, visit  
[eversource.com/energy-efficient-construction](https://eversource.com/energy-efficient-construction)

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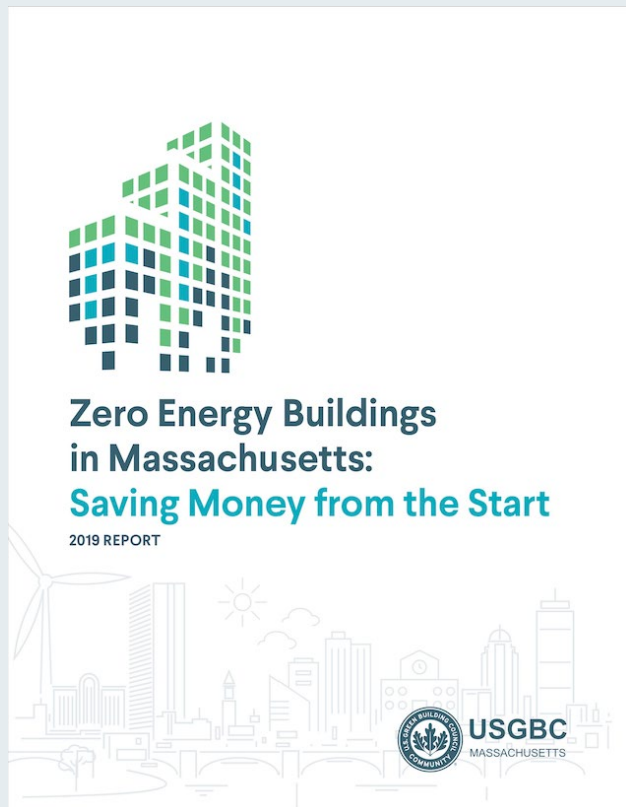
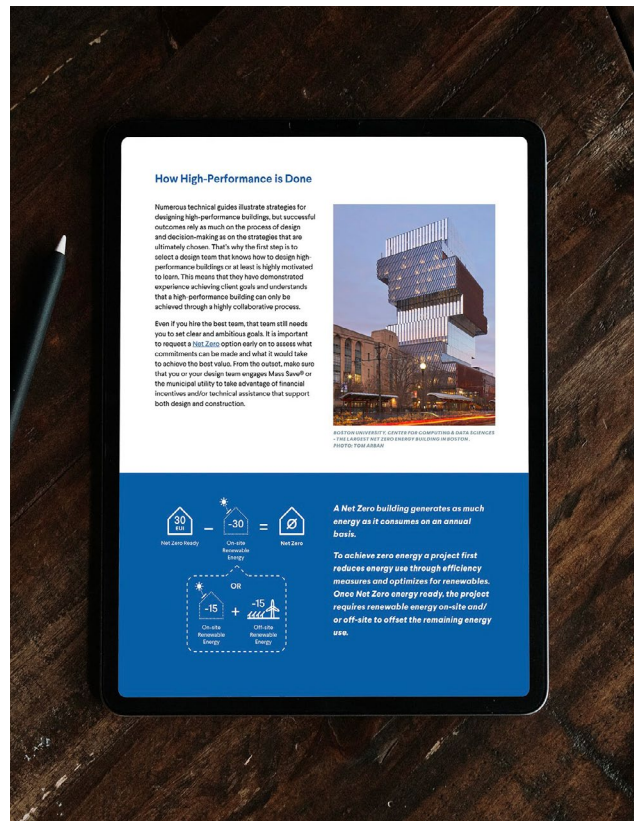


# BE+ High-Performance Building Procurement Toolkit.

This toolkit was created to support municipalities, developers, and building owners when they're identifying companies and procuring services needed for their high-performance building or retrofit projects.

The toolkit specifically includes resources that municipal representatives can use when discussing new project proposals with developers. These resources aid to help these municipal representatives explore the sustainability, resiliency, and climate mitigation objectives of the developers' proposals, particularly with regard to energy efficiency, embodied and operational carbon, indoor air quality, and grid interactivity. Just like with our municipal representatives, developers will also find similar support within for having robust engagement with their project teams.

[READ IT HERE](#)



## Our 2019 Cost Report that Started it All.

Our report, Zero Energy Buildings in MA: Saving Money from the Start, assessed in 2019, zero energy (ZE) upfront building costs, model performance, and life-cycle costs in Massachusetts. With buildings being a major source of greenhouse gas emissions, scientists, advocates, and local leaders are working to curb emissions and reduce energy use in the built environment by both retrofitting existing buildings and constructing new buildings to achieve Zero Energy Standards. While stakeholders and decision makers frequently cite high costs as the primary barrier to ZE buildings, we and report lead Integral Group found that many types of ZE buildings can be built with no added upfront cost and some commercial buildings can see return on investment in as little as one year.

[READ IT HERE](#)