

REALIZE is looking for a pilot building for its United States Department of Energy (DOE) Building America award that will demonstrate how we plan to bring the clean industrial revolution to America's homes. This pilot building will be a first step and key case study in catalyzing the availability of pre-integrated, affordable, and speedy net zero energy ready retrofits. To learn more about the REALIZE pilot project and its benefits to building owners and tenants, read more [here](#).

BACKGROUND

REALIZE is developing a standardized, prefabricated, net zero energy (NZE) ready multifamily retrofit solution to be deployed in common low-income housing types across the United States. REALIZE is currently looking for a candidate pilot building (or buildings) to implement such a solution. The design will be developed through a DOE Building America award. Key project team members, in addition to several industry partners, include Rocky Mountain Institute (RMI), Passive House Institute US (PHIUS), Net Zero Energy Coalition, Re:Vision Architecture, The Levy Partnership, Staengl Engineering, and CVM Engineers.

SCOPE OF RETROFIT

REALIZE plans to develop and implement a holistic, all-electric retrofit solution for low-income housing in the Northeast, Mid-Atlantic, or Midwest. This retrofit solution will address the envelope (windows, walls, roof, foundation), mechanical, electrical, and plumbing (MEP) systems, heating, ventilation, and air conditioning (HVAC) systems, domestic hot water, and, potentially, solar photovoltaic (PV) systems. The retrofit solution will be designed to minimize tenant disruption and apply as much of the package as possible from the outside-in. Ideally, the façade and mechanical solutions will be integrated into a prefabricated unit that can be installed without excessive site pre-work. The vision is more fully captured in this [video](#).

PILOT SELECTION

The REALIZE team is accepting applications from portfolio owners who are aligned with our vision and have building(s) that meet the pilot criteria. Owners will also be selected based on the longer-term potential for scaling the solution across a larger portfolio of buildings that meet the criteria, and exist within a favorable policy and incentive environment.

To get a sense of the type of building we are seeking, please review the [Pilot Selection Summary](#).

Application Process

The application process is as follows:

- 1) Eligibility Form** - Basic eligibility will be determined from established site and building criteria based on existing building massing, height, cladding, mechanical systems, and planned capital improvements. In addition, applicants' goals for portfolio energy performance will be considered. The Eligibility Form can be found [here](#). *Note that this form should only require about 10 minutes to complete (per building) and will be used*

not only for consideration for the pilot, but also to collect information from parties interested in future REALIZE efforts.

Eligibility Forms are due August 28, 2018

- 2) **Application** - If the eligibility submission meets basic requirements, the applicant will receive the Phase I application form that includes a narrative section and requests additional information regarding tenants, financing, schedules, and other items associated with implementation.

Applications will be distributed by September 3, 2018

Applications will be due by September 14, 2018

- 3) **Building Documents Request and Interviews** - Application finalists will receive a list of requested documents needed to inform the final selection. In addition, they will be interviewed by the REALIZE team to learn more about the proposed buildings and teams. This process may involve more than one phone discussion.

Applicants informed of interview requests by September 28, 2018

Interview and documents submission period concludes October 12, 2018

- 4) **Building Site Visits** - Based on a review of the building documents and interviews, the REALIZE team will select a final set of potential pilot buildings. The REALIZE team will conduct one site visit per finalist building in order to meet finalist teams in person and to perform an on-site assessment.

Building site visit period commences on October 15, 2018

Building site visit period ends on November 2, 2018

- 5) **Pilot Building Selection Announced** - At the conclusion of the site visits and final deliberations amongst the REALIZE team, the selected pilot building will be announced.

Final Pilot Building Selected by November 12, 2018

PILOT CONSTRUCTION

Once the pilot building has been selected, the REALIZE team will swiftly transition into design mode for the retrofit solution. The proposed design and construction timeline is as follows.

Task	Description	Timing
Pilot Design Commences	Team works closely with building owner to develop innovative replicable retrofit solution	Winter 2018

Final Design	Formal owner acceptance of the retrofit design	Summer 2019
Construction Documents	Development of construction documents	Fall 2019
Construction Commences	Team works in lock-step with building owner to ensure quality installation of retrofit package	Winter 2020
Monitoring	Performance testing and monitoring	Period of one year after completion