

High Performance Retrofit Track Bronx Pro Group



participant profile

Bronx Pro Group is an affordable housing developer with over 60 properties in the West Bronx. Dedicated to improving quality of life across their buildings, Bronx Pro has emerged as a champion of sustainability and energy efficiency over the last decade. With help from the NYC Retrofit Accelerator's High Performance Retrofit Track (HPRT), the company is now optimizing hydronic heating systems and piloting innovative air-to-water heat pumps (AWHPs) for domestic hot water at two of their largest locations, aiming to reduce energy use by 40-60% over 15 years.

Bronx Pro has tracked energy performance data across their buildings since 2007, leveraging it to implement strategic cost-saving and comfort-improving measures in new construction, gut rehab, and tenant-in-place projects. As a result, most major renovations completed since 2010 have included installation of high-efficiency hydronic heating systems with occupancy sensors, conditioned space zoning, and advanced controls. Recent construction has been built to exemplary green building standards, including LEED Gold and Passive House, and many projects have included rooftop solar PV arrays. Bronx Pro has

financed much of this work with support from the NYC Department of Housing Preservation and Development Year 15 Low-Income Housing Tax Credit Preservation Program.

With help from the HPRT, Bronx Pro is now piloting the next generation of efficiency solutions, starting with the installation of AWHPs for domestic hot water (DHW). They are upgrading the Building Management System to monitor new equipment in real-time, track AWHP performance, and determine whether the technology might be an effective solution for DHW across their portfolio. Bronx Pro is also exploring the feasibility of using AWHPs to supplement or replace hydronic heating and cooling systems in the future. In the interim, they will optimize existing hydronic systems and install new condensing boilers, fan coil units, and variable frequency drives, hoping to lay the groundwork for even more innovative upgrades in the future.

Bronx Pro hopes that sharing data and lessons learned from their HPRT pilots will demonstrate that "energy efficiency is good for business, good for residents, and good for the next generation," encouraging other developers to follow their example.

"We believe in efficiency. We hope that sharing our data will help others understand its value and see what's possible."

– Peter Magistro, Founder & President

fast facts

no. participating building(s)
2 buildings

building location(s)
West Bronx, NY

building type(s)
multifamily, pre-war

building size(s)

- 45,300/ 5 stories
- 48,200 sf/ 6 stories

base building systems

- **heating:** hydronic
- **cooling:** window A/C

planned upgrades: short-term (1-3 years out)

- **lighting:** LEDs and controls upgrades
- **heating:** new condensing boilers, controls, zoned fan coil units, and variable frequency drives
- **DHW:** air-to-water heat pumps (AWHP)
- **envelope:** window replacement & insulation upgrades
- **other:** on-site solar PV

planned upgrades: long-term (4+ years out)

- **heating/cooling:** explore feasibility of replacing hydronic systems with air-to-water heat pumps

Get in touch with the NYC Retrofit Accelerator Today!

The NYC Retrofit Accelerator's team of Efficiency Advisors offers free, personalized advisory services to help streamline the process of making energy efficiency improvements to your building. The Retrofit Accelerator's High Performance Retrofit Track (HPRT) can help you design and implement a long-term capital plan to reduce your building's energy use by 40-60% within 15 years.

