

NY-GEO 2025 APRIL 23-24, 2025 | SARATOGA SPRINGS, NY



2025 GeoStar Top Job Presentations

Moderator: Joanne Coons / NY-GEO Member

Awardees: 1) COMMERCIAL:

Ithaca Firehouse, Wendel - Rachel Carpitella, Steve Grgas

2) MIXED-USE:

Alafia, Salas O'Brien - Dan Sergison

3) MULTIFAMILY

Steamboat 20, Aztech Geothermal - Geoff Hoffer

(an Albany Housing Authority project),

NY-GEO SARATOGA SPRINGS CONFERENCE – APRIL 2025

Alafia Redevelopment Brooklyn, NY

Top Job Applicant Mixed - Use



Project Details

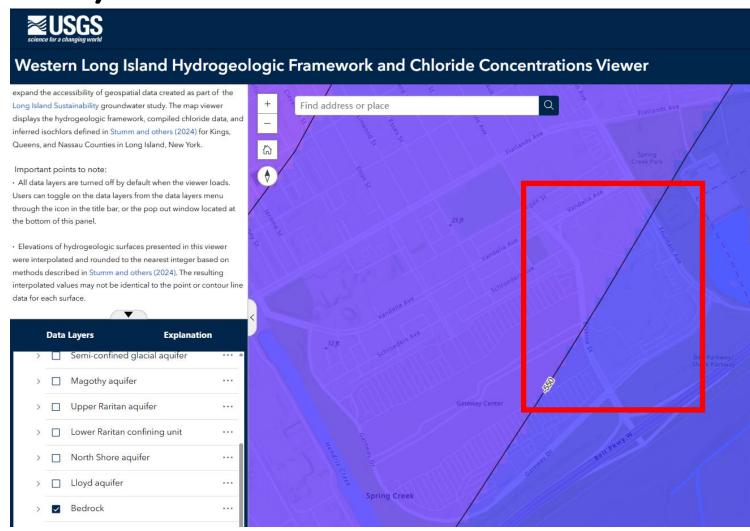
- Located in East New York/Spring Creek neighborhood of Brooklyn, NYC
- 2,200,000 square foot mixed use development
 - 2,400 affordable and supportive housing units, 30,000 sq ft of healthcare space, daycare facilities, fitness spaces, facilities for social and enterprises and healthy food retail space, and urban agriculture gardens.
 - 28-acre community transformation focused on wellness and economic empowerment.
- Passive house design. Three (3) construction phases across several buildings
 - Anticipated completion: 2030
- Energy Assets:
 - Geothermal (vertical closed loop) 500' 600' depth, 250 bores designed, 80% installed as of today.
 - Waste water (Sharc & Piranha systems) A1/A2 & C1/C2 have Sharc, C3 has Piranha
 - Energy recovery ventilators and solar panels on roofs

Recognitions

- L+M Development Partners
- Salas O'Brien Energy Modeling Team Bill Talbert and Marisa Dunning
 - · Geothermal engineering, building energy modeling, test bore and drilling oversight
 - ConEd Clean Heat Participating Contractor and energy modeling
- American Well & Pump Drilling and HDPE Contractor
 - GTD-GT35 drill rigs, track-mounted
 - Geo-Pro Inc grouting products
 - Oil Creek & Centennial Plastics HDPE loops and piping
- ConEd Clean Heat Program Incentives \$5.7M for 2 of 3 phases
- Architects Dattner, Urban Architectural Initiatives, Marvel
- <u>Ice Air & Climate Master</u> Heat Pump Equipment Providers
- SHARC & Highmark WWHX Equipment Providers

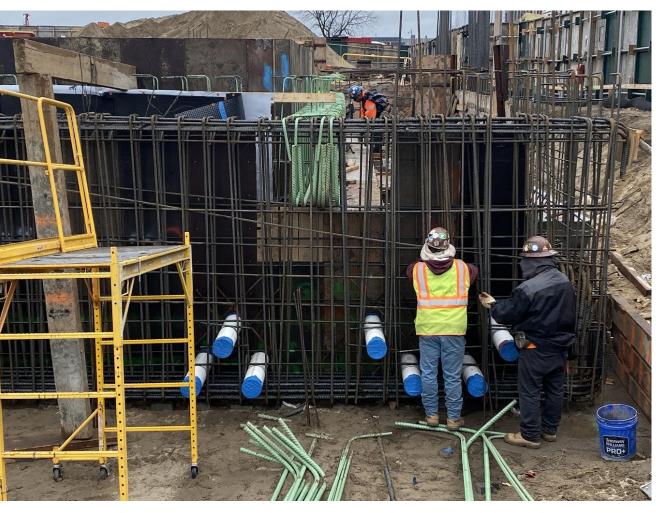
Recognitions (continued)

- New York Geothermal Association, NY-GEO
 - 500' rule change in 2023
- United States Geological Survey, <u>USGS</u>
 - Western LI Hydrogeologic Framework 2024 update & mapper















Thanks!

DAN SERGISON, PE, CGD, CGI

Daniel.Sergison@salasobrien.com

