



Steven Winter
Associates, Inc.



A Steven Winter Associates Publication

December 2015

VOLUME 16, ISSUE 12

WinterGreen is a monthly publication from **Steven Winter Associates** designed to keep you updated on the latest news and information regarding energy efficiency, sustainability, and high performance buildings.

EFFICIENSEE™ CALCULATOR



In collaboration with Steven Winter Associates (SWA), the New York City Energy Efficiency Corporation (NYCEEC) unveiled a free, simple, and powerful tool that estimates efficiency cost savings for building owners. With just a property address, *efficienSEE™* quickly estimates the financial impact of efficiency and cogeneration investment for specific multifamily buildings, also providing users with detailed savings projections for both fuel and electric usage.

The *efficienSEE™* calculator operates using energy performance data submitted under New York City's benchmarking regulation, along with efficiency data from the New York State Energy Research and Development Authority (NYSERDA). SWA and NYCEEC developed proprietary algorithms to predict a building's potential energy savings based on cost-effective, commonsense measures. Each building is grouped with comparable New York City buildings based on age, height, and affordability status – factors that the data have demonstrated are statistically relevant in more precisely determining the optimal energy use profile of a given building.

efficienSEE™ uncovers millions of dollars being "left on the table." If the top 25% of large multifamily buildings with the greatest potential for efficiency gains took action with simple, cost-effective upgrades, they would collectively save over \$134 million dollars each year. These same measures could reduce greenhouse gas pollution by over 380,000 metric tons annually – the same environmental impact as removing 80,000 cars off the road.

For more information on the *efficienSEE™* calculator, contact SWA Senior Energy Engineer Nicole Ceci at nceci@swinter.com.

**LOOM CITY
LOFTS**

After decades of vacancy and a thirteen-year redevelopment process, the revitalized Roosevelt Mill, now Loom City Lofts, opened its doors. At the ribbon cutting ceremony in Vernon, CT, city and state officials praised the transformation of the decrepit former clothing factory into 68 units of green affordable and market rate apartments and 10,000sqft of common and retail space. “The community is thankful to see the splendor of this historic building come back to life,” Rep. Claire Janowski, D-Vernon, confirmed. “It brings a beacon of life to the neighborhood and the town, and is greatly appreciated.”



SWA helped the project team meet sustainability and energy efficiency objectives without compromising historic value. Originally built in 1904 and listed on the National Register of Historic Places, rehabilitation of the former mill required strict adherence to preservation guidelines. As one of the first structures in New England constructed entirely of reinforced concrete, no alterations were allowed to the façade. Without modifying the window frames, builders installed low-e glass (U 0.32, SHGC 0.40) while maintaining the historic aesthetic. Continuous insulation was installed against the building’s interior concrete walls in keeping with preservation guidelines, which disallow permanently adhered insulation (i.e., spray foam). Each apartment features high-efficiency appliances and lighting, with heat and domestic hot water provided by tankless boilers.

As the sustainability consultant and certification specialist, SWA is guiding Loom City Lofts towards NGBS™ Gold certification. For more information on this project, contact SWA Senior Sustainability Consultant Karla Butterfield at kbutterfield@swinter.com.

**BEACH GREEN
NORTH**

The New York State Homes and Community Renewal (HCR) Agency, New York City Department of Housing Preservation and Development (HPD), and the New York City Housing Development Corporation (HDC) joined The Bluestone Organization and Steven Winter Associates to celebrate the start of construction at Beach Green North, an energy-efficient and resilient affordable housing development in the Edgemere neighborhood near Far Rockaway, NY.



When complete, Beach Green North is expected to achieve Passive House Institute of the United States (PHIUS) certification, becoming one of the largest Passive House multifamily buildings in the country. The smart design, 101-unit, seven-story development, consists of a mix of studios, one, two, and three bedroom units and will provide much needed affordable housing for the Rockaway area. Additionally, the project will include six units fully adapted for mobility impaired tenants, along with three units fully adapted and set aside for persons with hearing/ vision impairment.

Beach Green North incorporates innovative measures to minimize energy consumption levels including: the use of insulated concrete forms, energy recovery ventilation, variable refrigerant flow central air source heat pumps to provide both heating and cooling, and a large solar photovoltaic array for renewable on-site electricity production. Use of bio-swales, hydric habitat plantings, and pervious asphalt paving will help to achieve full storm water retention on site, and will also help serve the surrounding area by not adding to flows in the central sanitary/ storm systems. For more information on Beach Green North, contact Michael O’Donnell at modonnell@swinter.com or Lois Arena at larena@swinter.com.


**Steven Winter
Associates, Inc.**