

Associated Blind Selis Manor, 135 West 23rd Street, New York, NY NYSERDA Multifamily Performance Program | Architectural / MEP / FA Design



West 23rd New Building Facade

Selis Manor is an assisted living facility for the vision-impaired that contains 12 floors and was constructed in the 1980's. The building was originally heated with a vari-vac steam system and cooled through window ac units in the living quarters and scattered DX systems in program spaces. The building owners planned a major rehabilitation and intended to make the property much more energy efficient. EME Group (EME) completed a detailed energy audit through NYSERDA's MPP that identified energy conservation measures to improve all the building's energy consuming systems including heating, air conditioning, ventilation, lighting, and the building envelope. The recommended measures are estimated to save \$80,739 or 17% of

their annual energy costs. with an installation cost of \$1,014,225. Working with Magnusson Architecture and Planning (MAP), the project architect, we completed a needs assessment that identified other capital improvements for the building and, combined with the energy audit, resulted in a detailed plan for renovation. MAP and EME prepared the construction documents and Procida Construction was selected as the contractor. The energy conservation measures implemented include:

- Replace steam boiler plant including new Vari-Vac controls
- First floor steam to hydronic conversion
- Condensing domestic hot water boilers
- Upgrade building envelope with double-glazed windows, shading and insulated panels
- Common area programmable thermostats
- Efficient lighting and controls
- Air-to-air heat recovery
- Premium efficiency motors
- High efficiency PTACs



Corridor Roof Top Unit with Heat Recovery

