

283 Genesee Street

Utica, NY, Oneida County

Background

Hage and Hage LLC renovated a 14,000 square foot two story former bank building into offices for their law firm.

Science Applications International Corporation (SAIC) was retained by NYSERDA to evaluate electric energy efficiency opportunities for the major renovation and addition under the New York Energy Smart New Construction Program.

Recommendations

SAIC identified cost-effective improvements to the building and its systems that will reduce its energy consumption, decrease demands on the utility's distribution system, and increase occupant comfort.

Among the energy efficiency improvements implemented in the building were:

- Geothermal heat pump system with high efficiency water-source heat pumps.
- Improved levels of building envelope insulation over the prescriptive requirements of the ECCC and ASHRAE 90.1-2004.
- High-performance/reduced SHGC window glazing.
- High-efficiency lighting and controls with lighting power densities lower than the maximum permissible allowed by ASHRAE 90.1-2004.
- Daylight harvesting controls in the two story building entrance.
- Exhaust air energy recovery system.
- Variable speed/variable flow loop pumping system.
- Premium-efficiency motors that meet NYSERDA minimum prescriptive requirements.

Incentives and Results

NYSERDA's incentive of \$54,058 helped Hage and Hage defray a portion of the implementation cost to install the efficiency improvements. In total, Hage and Hage's investment could result in:

- Annual Energy savings of more than 60,158 kWh
- Peak demand savings of 15 kW in the summer
- Annual Energy Cost savings of almost \$16,886

The Hage and Hage's 283 Genesee Street project is 54% above the energy code that was used for this project.



“Our collaboration with NYSERDA’s Technical Assistance Program propelled our project, the first of its’ kind in the region, to achieve outstanding energy efficiency and sustainability as well as LEED Gold Certification.”

-J.K. Hage III