

# Delmar Place

## Assisted-living residence



*“Our goal was to construct a residential community that would be a model of energy efficiency for the senior-care industry. From windows, lighting and insulation, to electric motors for heating and cooling, the technical assistance provided by NYSERDA and SAIC enabled our team to construct a truly remarkable residence for the seniors in our care.”*

**Henry Klersy**  
467 Delaware Avenue, LLC



## New Senior-Care Facility Takes Steps to Improve Energy Efficiency

### Delmar Place Bethlehem, Albany County

#### Background

467 Delaware Avenue, LLC owns and operates Delmar Place, a 94-unit assisted-living facility in Delmar, New York. The building has apartment-style residences with common areas that include kitchens, laundry facilities, activity rooms, and a central dining room. This 67,900-square-foot structure, that resembles a luxury hotel, was opened to residents in the Fall of 2004.

The developers of Delmar Place, Henry Klersy and his son, Kevin, chose to construct a facility that not only provides its residents with the comforts of home, but also provides state-of-the-art energy efficiency technologies. As a result, they partnered with the New York State Energy Research and Development Authority (NYSERDA) to achieve their goals.

Science Applications International Corporation (SAIC), a NYSERDA technical consultant, was retained to conduct an energy analysis for Delmar Place under the **New York Energy Smart<sup>SM</sup>** New Construction Program. SAIC also provided commissioning assistance to ensure that the new building operates efficiently as intended in the design.

#### Recommendations

Cost-effective improvements to the building and its systems were identified which result in reduced energy consumption, decreased demands on the utility's distribution system, and improved comfort for the residents of Delmar Place.

- A high efficiency water-source heat pump system that includes 94 individual heat pumps for the residential units
- Variable frequency drives on pump and fan motors
- A heat recovery system
- Improved insulation and windows, and
- High-efficiency lighting fixtures

The energy efficiency improvements implemented in the building include:

#### Incentives and Results

NYSERDA's incentive of **\$277,668** helped defray a portion of the implementation cost to install the efficiency improvements. In total, the investment will result in:

- Annual energy savings of over 683,000 kWh
- Peak demand savings of 119 kW in the summer and 175 kW in the winter
- Annual cost savings of over \$78,000, and
- A 1.66-year simple payback on the owner's investment

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