

## Case Study



“We would not be able to do this project without CSUSA because the building issues are so complex. Turning this building into a residential project wouldn’t be possible without CSUSA helping us navigate this process.”

Gilian Conde,  
Vice President,  
DePaul

### Project Summary

#### Name

DePaul Carriage  
Factory Apartments

#### Market

Multi-Unit  
Low-Income Residential

#### Location

Rochester, New York

# DePaul Carriage Factory Apartments

## The Challenge

DePaul, Southern Tier Environments for Living, and SWBR Architects faced a complex renovation. They needed to balance the historical importance of the building and the significance it has for the community with the strict funding requirements of New York State Housing and Community Renewal. Included in these requirements are energy performance standards that impact nearly every facet of the building, including participation in New York State Energy Research and Development Authority’s (NYSERDA) Multifamily Performance Program (MPP). Comfort Systems USA (CSUSA) Energy Services was ready to help.

The renovation of the vacant four story former Cunningham Carriage Factory facility (constructed in 1900) will serve special needs residents and provide permanent affordable housing for the surrounding community. This project is important to the revitalization of a distressed area of the city. .



## The Solution

The CSUSA Team:

- Identified the best energy efficient strategies in the design and construction to provide a successful renovation.
- Worked to keep the project moving forward despite differences in review and approval timelines from the oversight agencies.
- Provided technical support to the architect and builder to meet NYSERDA MPP New Construction requirements.

## Case Study



Originally founded for the production of horse-drawn carriages, the Cunningham Carriage Factory was one of the oldest manufacturing plants in Rochester. Though the building has fallen into disrepair, the project aims to restore it into a condition that mirrors the quality of the carriages and automobiles that were produced here.

## DePaul Carriage Factory Apartments

### A Closer Look

The CSUSA team started working with DePaul in November 2011, prior to submittal for project funding from the department of Housing and Community Renewal (HCR). The team provided energy efficiency consulting throughout the project phases and secured funding from state and federal sources.

CSUSA's scope of work included design assistance, site inspections by our expert energy engineers, and final reporting to funding agencies.

CSUSA was able to adjust to unique site constraints and historical preservation requirements during construction to ensure the building will meet the NYSERDA MPP program requirements. The project is estimated to reduce energy use by 41% compared to the baseline building code performance.

### Use Our Energy to Save Yours!



#### Contact us. We can help you.

Phone: 860-687-1586

[energyservices@comfortsystemsusa.com](mailto:energyservices@comfortsystemsusa.com)

[csusaenergyservices.com](http://csusaenergyservices.com)

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