

Case Study



“Renovating an old school building into comfortable and efficient housing for seniors is challenging. I needed an energy partner who could keep things simple for my team, and Comfort Systems USA was a great help.”

Susan Kimmel,
President,
Two Plus Four Companies

Project Summary

Name
Heman Street
School Apartments

Market
Multi-Unit Residential

Location
East Syracuse, New York

Heman Street School Apartments

The Challenge

Two Plus Four Companies knew East Syracuse was lacking high quality affordable housing for seniors. When the Heman Street School went up for sale, project developer, Two Plus Four Companies, saw an opportunity. To help Two Plus Four build a durable, efficient and environmentally friendly project while maintaining the historic character of the school, they needed a partner who understood the realities of such a project. Comfort Systems USA (CSUSA) Energy Services was ready to help.



High efficiency mechanical and hot water systems, energy efficient appliances, added insulation, and comprehensive air sealing will provide reduced energy use for these apartments.

The Solution

The CSUSA Team:

- Identified the best energy efficient strategies in the design and construction to provide a successful renovation.
- Submitted the 37 senior housing units through the ENERGY STAR® Homes process to meet the project energy efficiency and green building goals.
- Provided technical support to the architect and builder during design and construction.

Case Study

Heman Street School Apartments



This \$6 million project includes 37 senior housing units—33 one-bedroom and four two-bedroom apartments in the 47,000-square-foot school.

A Closer Look

The CSUSA team started working with Two Plus Four Construction in November 2009, 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 to help secure funding from state and federal sources.

CSUSA's scope of work included design assistance, site inspections by Home Energy Rating System (HERS) Raters and final reporting to funding agencies. The Heman Street School Apartments preserve as much of the original architecture as possible. Older buildings have unique architecture elements installed by highly skilled craftsmen often using materials superior to what is seen in modern construction.

Use Our Energy to Save Yours!



Contact us. We can help you.

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