

My Mother's House

Queens, NY – 8 Units



Project Summary:

Energy-efficiency measures installed:

- ◇ A new energy-efficient boiler
- ◇ New double-pane, low-e argon windows
- ◇ Three new energy-efficient refrigerators & two energy-efficient freezers
- ◇ High-efficiency lighting fixtures, including LED emergency signs, in-unit CFL bulbs, & efficient common area and exterior lights
- ◇ Low-flow showerheads & faucet aerators
- ◇ Insulation around air conditioning sleeves
- ◇ Air-sealing
- ◇ Rooftop mechanical fans & dampers
- ◇ Energy-saving scuttle-hatch

Savings Summary:

ARRA Incentive \$67,502
Cost to Owner \$59,805*

*This figure includes the amount Hour Children paid to replace an efficient boiler that leaked water.

Estimated Annual Savings:

Electric Energy Savings: 3,824 kWh

Electric Cost Savings: \$727

Gas Energy Savings: 1,399 Therms

Gas Cost Savings: \$2,197

Annual Cost Savings: \$2,923

Pre-WAP Energy Factor: 21.24

Post-WAP Energy Factor: 13.79

CO2 Lifetime Reduction: 153 tons

SO2 Lifetime Reduction: 223.5 lbs

NOx Lifetime Reduction: 396 lbs

The Problem:

Prior to weatherization, Sister Teresa said, “the heating bills were off the chart, the windows were in bad shape, and it wasn’t warm.” The building’s moderately efficient boiler leaked water and needed to be replaced. Six gas leaks—two in the common kitchen and four in the basement gas line—were detected during combustion and safety testing. Moreover, asbestos abatement was needed to make possible the installation of the new boiler. Finally, the facility relied on older, donated refrigerators and freezers, which further increased the organization’s energy costs.



The Solution:

After Hour Children enrolled in the Association for Energy Affordability’s Targeted Multifamily Weatherization program, AEA provided a comprehensive energy audit of the building, prepared the workscope and project specifications. AEA also organized a competitive bidding process, chose an experienced and qualified contractor, and performed construction management and quality assurance to deliver the weatherization work scope. “It couldn’t have gone more smoothly,” said Sister Teresa. “The AEA construction manager Carmen Santiago worked so well with our staff.” The contractor “fixed everything. They were very respectful of the residents’ space. And they cleaned up very well. I didn’t have to worry about a thing.” Now, My Mother’s House benefits from reduced monthly operating costs, and increased comfort throughout the facility.

“The plain truth is that while we had saved money to do some of this work, we would never have been able to afford this on our own. The residents think the new refrigerators are fabulous. And we’re starting to see big savings on our energy bills.”

— Sister Teresa, Executive Director, Hour Children

