

Senior Housing Revamped

Energy upgrades for independent living community in New Jersey

*Marian
Manor*

A Senior Residence

Sisters of Saint Dominic



36% reduction of natural gas costs

93% efficient heating boilers

95% efficient hot water heating

“MaGrann Associates... designed the system, reviewed the bidding, oversaw the installation... and assisted us in the payment schedule. Truly a turnkey association.”

- Kevin Krier, Property Manager

**Safe, low-maintenance living
for senior citizens**

Marian Manor Caldwell, NJ



About the Project

Marian Manor is an existing independent living community located in Caldwell, NJ consisting of 159 apartments in a four-story building. The Marian Manor energy retrofit project was funded by the PSE&G Residential Multifamily Housing Program. The program buys down the cost of the measures and provides on bill financing. The program follows the project from audit through to commissioning to ensure energy savings are realized.

The owner and management team worked closely with PSE&G and MaGrann to identify opportunities to improve the building from an energy, comfort and safety perspective.



Energy Conservation Measures

- ENERGY STAR Rated Refrigerators
- Energy efficient interior and exterior lighting including CFL's and LED's
- Low flow showerheads and aerators
- New, high efficiency modulating heating boilers
- New, high efficiency domestic hot water heaters

Owner: Caldwell Senior Citizens Housing Association

Energy Consultant: MaGrann Associates

Contractor: EVCO Mechanical

Program: PSE&G Residential Multifamily Housing Program

Project Style: Multifamily Midrise

Project Size: 143,585 sf

