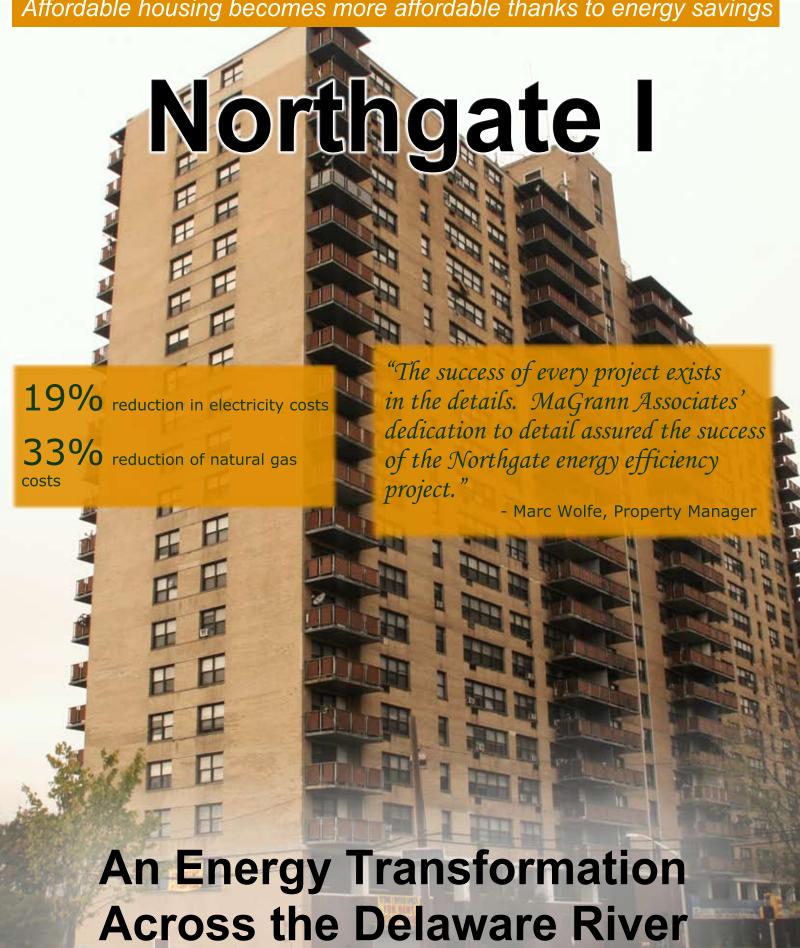
Efficiency Upgrades Improve Tenant Comfort

Affordable housing becomes more affordable thanks to energy savings



Northgate I Camden, NJ

MaGrann

About the Project

Northgate I is an existing, affordable, mixeduse development located in Camden, NJ. It is a 21 story building with 321 apartments. The Northgate project is funded by the PSE&G Residential Multifamily Housing Program.

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

MaGrann Associates came up with energy saving measures to provide maximum savings, meeting a 15 year or better payback.



Owner: Camden 7 Realty, LLC.

Manager: Rock Creek Management

Energy Consultant: MaGrann Associates Contractors: GreenLife, Eli's Electric Construction Manager: Innova

Program: PSE&G Residential Multifamily

Housing Program

Project Style: Existing Multifamily High Rise

Project Size: 315,789 square feet



Green Features

- Energy efficient interior and exterior lighting including CFL's, T8's and LED's
- Low flow showerheads and aerators
- ENERGY STAR refrigerators
- New thermostats with control valves on radiators in apartments
- Improved domestic hot water (DHW) and steam boiler heating controls
- Basement steam trap repair
- Steam, condensate and DHW pipe insulation
- Efficient motors for rooftop exhaust
- Improved control of the domestic cold water (DCW) pump

Certifications/Recognition

- Finalist for the Powergrid International Project of the Year

