



Shaker Pointe

Greater energy efficiency
in a sustainable community



Dedicated to providing residents with environmentally friendly homes to live healthy lifestyles, Shaker Pointe at Carondelet, an active retirement community in Watervliet, New York, pursued a large-scale lighting upgrade in line with this mission.

Leaders in LEED

When construction began in 2010, Shaker Pointe was built with sustainable design best practices in mind. In fact, the community received gold Leadership in Energy and Environmental Design (LEED) certification for its phase one buildings and platinum LEED certification – the highest recognition in sustainability achievement – for its phase two buildings. Phase one construction included 23 cottages and courtyards as well as a Carriage Building, which features 15 apartments, a gathering room and wrap-around porch. Phase two included a 36,000-square-foot community center, as well as two three-story apartment buildings, with a total of 124 residences.

Shaker Pointe's sponsor and board of directors were proud of the environmental sustainability in the construction process but realized there were still more areas where the community could reduce energy costs and increase its sustainability efforts.



“From the very beginning, we have been mindful of our consumption of environmental resources to be good stewards for generations to come.”

– Sister Lauren Van Dermark, Executive Director

Shaker Pointe Case Study continued

Evaluating Sustainability Options

Potentia Management Group conducted a formal evaluation nearly seven years after Shaker Pointe opened its doors. They determined an extensive lighting upgrade was the next step toward greater energy efficiency.

After evaluating the campus, Potentia Management Group associates designed a plan that included an incentive program offered by National Grid and Energize NY. Through an incentive program from National Grid and five-year Property Assessed Clean Energy (PACE) financing, Shaker Pointe was able to move forward with this energy efficiency investment. National Grid's \$16,395 incentive covered 20% of the total project cost.

Lighting the Way

Not your typical lighting upgrade, this large-scale project required the assembly of a team of experts to ensure a successful outcome. Experts in financing, project management, design, construction and environmental sustainability came together to ensure a seamless process, from helping Shaker Pointe with PACE financing requirements to scheduling the installation.

"We reviewed the National Grid incentive programs and spent numerous hours performing a thorough estimate throughout the campus," says Anthony Vennero, DM, president of Potentia Management Group. "Potentia engineers then analyzed the data to design a system that would maximize savings, incentives and quality of light."



The extensive installation process involved more than 3,000 energy-efficient LED lighting fixtures, including:



Area lighting in parking lots and along pathways (photo sensors on buildings and garages and light poles with automated timers) throughout the 30-acre campus.



Indoor hallways (overhead lighting, wall fixtures and table lighting) in the community's two three-story residences.



Kitchen and bathroom lighting in each of the residences, a total of 162 units.



Lighting in the 35,000-square-foot community center, which features an auditorium, fitness room, meeting spaces, library, bistro and indoor swimming pool.

Shaker Pointe Case Study continued

In a community of more than 220 residents, a major challenge was scheduling the installation in the myriad of buildings and residences on the property. Energize NY, in collaboration with Potentia Management Group, communicated frequently with Shaker Pointe to ensure the installation was completed with little to no disturbance to residents. In total, the installation took about two months to complete.

“They replaced over 3,000 lighting fixtures with minimal disruption to daily life here at Shaker Pointe,” says Sister Lauren Van Dermark, Executive Director at Shaker Pointe. “The installation was scheduled with a customer-first mindset.”

Illumination Impact

With the new lighting upgrade, Shaker Pointe has made significant strides to reduce their environmental impact. For example, the community is expected to have an annual savings of **125,000 kWh** in electrical energy. In addition, they are projected to save **\$9,000 per year** in energy costs.

The new lighting plays a vital role in Shaker Pointe’s mission by adding to the comfort, security and safety of its residents. The brighter LED indoor lighting, especially in common areas and hallways, is well-suited to the community’s focus on active, independent living. In addition, updated outdoor lighting allows residents to better navigate walkways and parking lots. Residents have also remarked about the warmer feel and aesthetically pleasing look of the community.

“The illumination is clearer and brighter, making it easier for our residents to take part in activities, such as arts and crafts, card games and study groups,” Sister Van Dermark says. “What a difference 3,000 LED lights can make – this upgrade has made a major difference in the well-being of our residents.”



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