

Project Profile



Comfort Inn

6874 Sashabaw Rd at I-75
Clarkston, Michigan



Fast Facts

This new construction, suite hotel employed cutting-edge strategies for energy efficiency and indoor air quality (IAQ) for staff and guest safety.

- Year Built: 2021
- Size: 83 Guest Rooms plus common areas

Strategies:

- Efficient building envelope
- High efficiency HVAC
- Advanced air cleaning technology
- Plumbing and heating sensors

Financed: \$2,475,000 (25-year tax assessment)
Savings: \$3,555,913 (energy & avoided costs)

PACE District: Oakland County
Property Owner: Sashabaw Hotel Group, LLC
PACE Provider: Newman Consulting Group, LLC
PACE Administrator: Lean & Green Michigan
PACE Lender: Petros PACE Finance
General Contractor: Christa Construction
Air Cleaning Contractor: Continuum Services

Project Profile

Comfort Inn

Clarkston, Oakland County, MI

Project background:

This newly constructed hotel features a variety of guest rooms, a pool, fitness center and meeting space for small to mid-size conferences. Concerned about high energy costs as well as the health and welfare of staff and patrons, the developer wanted to make this facility as energy efficient and safe as possible. Due to the pandemic, the developer opted to install one of the most effective active air cleaning technologies being used today. For maximum benefit, it is in the common areas as well as the individual rooms.

Strategies

Exterior

Walls: Thicker masonry construction used in the walls increased R-Value over thin brick. Smaller windows minimize heat transfer through the building envelope.

HVAC: Rooftop dedicated outdoor air systems (DOAS) provide ventilation for hallways and common areas. These introduce outdoor air more efficiently than commonly -used PTAC units. Bi-polar ionization systems (BPI) installed in the DOAS units reduce the amount of outside air required, considerably reducing energy use for cases where 100% outside air is recommended, especially in colder and warmer weather.

Interior

Plumbing: Sensor-operated, timed restroom fixtures in common areas are safer and cleaner, - and use less water - than manually operated faucets.

Lighting: LED lamps throughout.

Guest rooms: Occupancy sensors adjust room setpoint by 3°F when unoccupied so packaged terminal air conditioners (PTACs) in exterior walls are not left running continuously.

BPI in rooms: Bi-polar ionization systems (BPI) installed in guest room PTAC units continually clean and disinfect the air in the room when the unit is running. *

Pool Area: Highly efficient dehumidification system with BPI conserves energy, eliminates potential structural problems from too much humidity in pool area, and minimizes pool chemical odors. *

* Air Cleaning: The advanced technology that makes bi-polar ionization (BPI) possible uses 85% less energy than ultraviolet (UV). As an “active” rather than “passive” system, it puts the virus-inactivating bi-polar ions out into the space rather than the virus-carrying particulate having to pass by a passive UV system. BPI also requires approximately 25% of the maintenance of UV.

About Newman Consulting Group

Newman Consulting Group, LLC (NCG), headquartered in Farmington Hills, Michigan, is a globally recognized authority in energy efficient, sustainable and resilient buildings.

The NCG reputation rests on a team of highly skilled engineers, analysts, program managers and professionals certified in efficiency implementation and verification to guarantee a positive ROI.

The team helps commercial, industrial and multi-family property owners all over the U.S. implement energy efficiency projects (including renewable energy such as solar, wind, geothermal), eliminate waste, and save money through innovative financing solutions.