



MAMARONECK SELF STORAGE

Program	New Construction Program
Funding Entity	NYSERDA
Sector	Commercial, New Construction
Energy Conservation Measures Implemented	VRF/Air Source Heat Pump, high-performance spray foam insulation; energy recovery ventilation system; interior and exterior LED lighting on motion sensors; an 8 kw solar shingle system
Annual Energy Savings, Annual Cost Savings	52% more energy efficient than baseline construction; \$35,000
Owner	Chris Murphy and Sean Murphy
Location	426 Waverly Avenue, Mamaroneck, NY
No. of Units/Floors/Square Footage	285 units, 4-story, 40,000 sq ft

Project Background

In 2014, Chris and Sean Murphy, owners of Murphy Brothers Contracting in Mamaroneck, started the design and build of a multi-story self-storage facility that would meet the increased demand for storage space in their community. Today, Mamaroneck Self Storage is a 40,000 sq. ft. all-electric self-storage facility with nearly 30,000 sq. ft. of rentable storage space and 285 mixed units throughout four-stories. It was constructed as a green facility because they believe that by reducing their energy usage, they can provide their community with a more sustainable environmentally friendly operation.

Project Highlights

The main goal of the project was energy efficiency and sustainability in order to meet the rigorous standards of NYSERDA's New Construction Program. The construction boasts energy-saving features that include: high-performance spray foam insulation; high-efficiency HVAC equipment with variable frequency flow Daikin heat pumps for heating/cooling and a 65% efficient ERV system; interior and exterior LED light on motion sensors and an 8.5 kW solar shingle system. According to NYSERDA, these features make Mamaroneck Self Storage 52% more energy



efficient over standard baseline construction, with an annual operating cost savings of \$35,000. The energy-saving measures also earned a \$60,000+ rebate from NYSERDA and a sales tax incentive from Westchester County.

“As general contractors, we understand why developers are reluctant to invest in energy-saving upgrades.”, said Chris Murphy. “However, monthly energy bills don’t lie. Energy-efficiency is just that, it’s money-saving, and what developer doesn’t want to save money. It just makes sense!” Chris Murphy is also a Board member of the New York Self Storage Association.