Church Home of Hartford Inc.
First established nursing home in Hartford, 1878
Circa 1930
Seabury Campus
By the Numbers

- 66 Acres
- 650,000+ sq. ft.
- 400+ staff
- 191 Independent Living Units
- 49 Assisted Living Units
- 60 Skilled Nursing Beds
- $51,000 / mo. Electricity
- $29,000 / mo. Natural Gas
- $11,000 / mo. Water
7-10 year life cycle

Seabury’s last renovation occurred in 2009 as a result of a fire in the East Wing.

Rest of building reflected 1992 design.
Cramped Quarters

Seabury had grown over the years adding residents, services, and staff. Offices were made out of converted hallways, mechanical rooms became storage, and public gathering spaces were quickly becoming overwhelmed.
Improvements Cost

As the existing building was quickly approaching 25 years of age, Seabury needed more income to upgrade mechanicals, complete renovations, and maintain its competitive advantage.
The Plan

A 3-Phase, $75 million Repositioning project was approved that would span 4 years, impact approx. 300,000 sq. ft., and show that Seabury continues to be a leader in the industry through continued stewardship of its people and planet.
Seabury partnered with SFCS, a national architectural/engineering firm specializing in CCRCs, for their commitment to sustainable designs.
“As a highly committed partner in meeting sustainable goals in construction, KBE Building Corporation is actively participating in the Green Globes initiative at Seabury Active Life Community expansion. KBE participated in the initial audit for the expansion program, worked with the design team to incorporate a myriad of environmental, energy, lighting, bio-retention, and on-site renewable energy sources into the building program, and is monitoring construction to ensure it meets or exceeds Green Globes goals.”
Admin Suite and Bistro

- Renovated front entry facade
- Renovated foyer, reception, lobby, and mail area
- Renovated and expanded administration suite
- Expanded kitchen with Bistro
- New Salon offering spa treatments
- Expanded Creative Arts area
- Full Campus backup electrical generation
Bistro
Salon and Foyer
Independent Living Units

- Brokeground 5/2016
- 68 new independent living apartments
- Underground parking garage
- New chapel space with approx. 225 seats
- Private sanctuary space connected to chapel
- Fitness and aerobics satellite area
Independent Living
Chapel
Health Services

- New dedicated entry for health care
- 12 new Skilled Nursing private beds
- 20 one-bedroom Assisted Living Apartments
- Updated AL/Skilled dining, kitchen and living/activity spaces
- New aerobics/cardio room
- New Rehab/Therapy suite in Skilled Nursing
- Expansion to existing clinic suite
East Elevation showing new Healthcare entrance.
Drone allows monitoring of hard to access areas.
People, Planet, and Profit

A solid Green project must take into account People, Planet, and Profit
### Phase I - Summary

<table>
<thead>
<tr>
<th>Design</th>
<th>Ground + Carport</th>
</tr>
</thead>
<tbody>
<tr>
<td>Est. System Size (kWc)</td>
<td>506</td>
</tr>
<tr>
<td>Est. Year 1 AEP** (kWhs)</td>
<td>648,248</td>
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<tr>
<td>Energy Offset (%)</td>
<td>20%</td>
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<tr>
<td>Carbon Offset (lbs CO2)</td>
<td>23,658,816</td>
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</table>

### Phase II - Summary

<table>
<thead>
<tr>
<th>Design</th>
<th>Custom Carport</th>
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</thead>
<tbody>
<tr>
<td>Est. System Size (kWc)</td>
<td>813.6</td>
</tr>
<tr>
<td>Est. Year 1 AEP** (kWhs)</td>
<td>1,016,186</td>
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<tr>
<td>Energy Offset (%)</td>
<td>50%</td>
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<tr>
<td>Carbon Offset (lbs CO2)</td>
<td>38,100,000</td>
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</table>

### Module Technology

**Project Economics**

<table>
<thead>
<tr>
<th>System Price (CapEx)</th>
<th>$0</th>
</tr>
</thead>
<tbody>
<tr>
<td>O&amp;M</td>
<td>$0</td>
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<tr>
<td>Year 1 PPA Rate</td>
<td>$0.094/kWh</td>
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<tr>
<td>Annual PPA escalator</td>
<td>0%</td>
</tr>
<tr>
<td>Lifetime Savings</td>
<td>$600K</td>
</tr>
</tbody>
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**Seabury Solar Overview**

- **Solar PV Design:** Seabury’s solar system is designed to run in parallel with the utility grid. As such, when the grid loses power, the inverters will fail to detect grid power and immediately disconnect. The solar array is not connected to a back-up generator and will remain disconnected until grid power is restored and back up generators are online.

- **Net Metering:** When Seabury’s facility requires energy and solar is producing power, the array will supply Seabury with electricity and reduce/offset consumption. If solar production exceeds Seabury’s facility consumption, Seabury is grandfathered into a net metering tariff, which permits Seabury to export excess solar generation to the utility grid and receive credit on their utility bill for that energy. There is an annual true-up period where by Seabury is compensated for any excess generation.
Town of Bloomfield, CT

"Seeing what Seabury has and is doing as part of the Bloomfield family in support of our community's efforts to build a livable, affordable, and sustainable energy efficient community is heartwarming and of immense importance...keep up the great work..."

Phil Schenck, Town Manager
Geothermal Hybrid Heating and Cooling

- 35 Bores
- 900 ft. deep well system
- 240 ton capacity
- 25-33% Energy Savings
- Hybrid system using Geothermal in "shoulder" seasons with boilers and cooling towers to supplement peak load
- First of its kind, only in the area.
Bore Field Layout
2 drill rigs employing dry and wet techniques
"We at Macri feel privileged to be a part of your Green Globes initiative...there are not nearly enough opportunities in our market for us to contribute to green building construction and we feel very fortunate to be a part of your team.

There is no other system like this in our area and we are anxiously waiting to place it into operation. It's gratifying to know that we will both be able to share this technology and our experience in the green building market."

-Mark Grieco, President
Stormwater Treatment

- 3 bio-retention basins to capture stormwater discharge
- Detains, treats, and infiltrates approx. 98,000 gallons during a storm
- Reduce run-off by minimizing impervious surfaces and promoting sheet flow
- Promotes groundwater recharge and infiltration
- Reduces impact of the 66 acre site to the important wetlands
- Increases Biodiversity and reduces maintenance with native non-invasive species
- Improves quality of the wetlands for preservation and residents enjoyment
Low Impact Landscaping

Seabury partnered with CR3 Landscape Architects, LLC. to design hard and soft scapes that would minimize water usage, promote native species, and add to the overall aesthetic and enjoyment of the campus.
Native Wildflower erosion mats
Interior Courtyard
Energy Star Appliances and Fixtures

- Low flow fixtures
- LED lighting
- High efficiency heat pumps
- Low VOC finishes
- Building designed for acoustics and overall wellness
"Green Globes aligns perfectly with our incoming consumer profile who are very concerned with their legacy and how they are leaving the planet for the next generation."

-Christine DuPont, Director of Marketing at Seabury
Marketing Leads with Green Globes

Seabury’s commitment to sustainability is highlighted in our marketing materials. Many prospects come to Seabury because of its serene location and connection with nature.
Sustaining the Planet... and ourselves

Reducing carbon footprint while maintaining a comfortable lifestyle is paramount
Green is becoming Mainstream

"the younger consumer understands the implementation value of GG more broadly...quantitative data gives backbone and support to the cause"
History of Green

Residents performed their own energy audits and began recycling programs well before it was in vogue. This commitment to stewardship of our environment gave Seabury the support necessary to investigate energy reducing measures.
- LED Change over was made possible with interest free loan from Eversource

- EnergizeCT provided incentives for upgrading existing gas boilers

- Onsite generation project helps to alleviate strain on the Power Grid...CT Green Bank
GG Boon to the Bond

The project Bond was oversold enough that Seabury was able to negotiate a lower interest rate. The high rate of sales were attributed to the Green Globe designation, which helped to make this a very attractive and highly sought after project.
Ed Owen
-VP of Environmental Services/Owner's Representative

Ted Alexander
-Assistant Construction Project Manager