



Hotel Marcel

Location 500 Sargent Drive, New Haven, CT

Program 165 room boutique hotel, including restaurant, gallery and meeting space. Certified historic rehabilitation and adaptive re-use of mid-century modern Armstrong Rubber Company Building aka Pirelli Building, originally designed by Marcel Breuer in 1967.

Operator Charlestowne Hotels

Gross Area	110,000 square feet
Funding	Conventional bank construction/permanent loan, Federal and State Historic Tax Credits, Low Emission Renewable Energy Credits, Federal Energy Investment Tax Credits, Energy Conscious Blueprint Grant, Connecticut Innovations sales tax exemption
Timeline	Construction commenced Summer 2020, completion expected May 2022
Role of B+B	Developer, planner and architect
Features	Historic rehabilitation and adaptive reuse of New Haven's iconic Breuer landmark into a model for sustainable hospitality. Addresses long-standing historic preservation and economic development priorities to create a high quality hotel and meeting facility proximate to the waterfront, train stations, and major highways at the city's gateway.
Sustainability	Targeted LEED Platinum certification and 60% more energy efficient than code requirements. Solar power generated from rooftop and parking canopy arrays to provide 100% of electricity for lighting, heating and cooling; and electric car charging stations. Recycled and local construction materials; high-performance envelope with industry-leading thermal insulation technology; energy recovery system; high-efficiency VRF air-source heat pumps. Slated to be first Passive House certified Hotel in the United States. All lighting to be low-voltage power-over-ethernet (POE) LED technology. Energy Use Intensity Rating is projected to be 34 kBtu/ft ² which is 80% less energy than median EUI for hotels in the United States.
EMS / Mitsubishi	All VRF equipment was manufactured and supplied by Mitsubishi Electric. Hotel Marcel is the first commercial establishment in the USA to employ a domestic hot water system using the refrigeration cycle to generate the hot water. This equipment was sold as a QAHV system; subsequently it has been re-branded as Heat-2O. Eastern Mechanical Services, Inc. is proud to have taken the torch to furnish and install this and all HVAC equipment on this project.