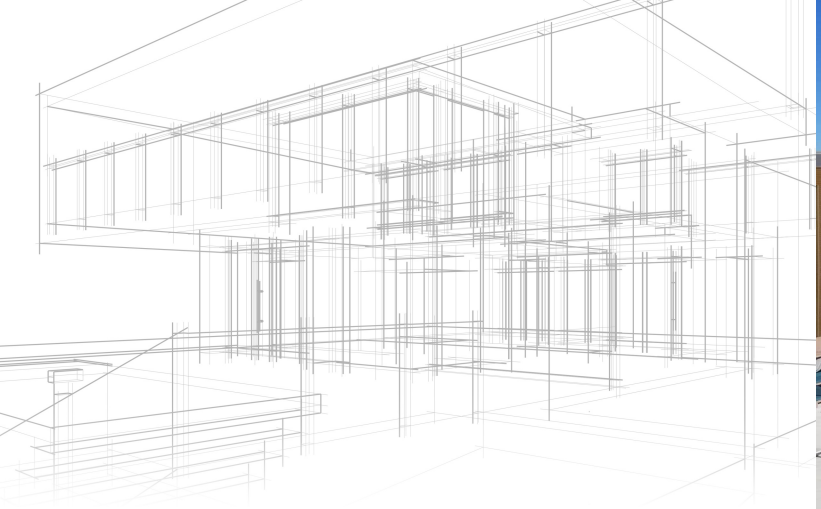

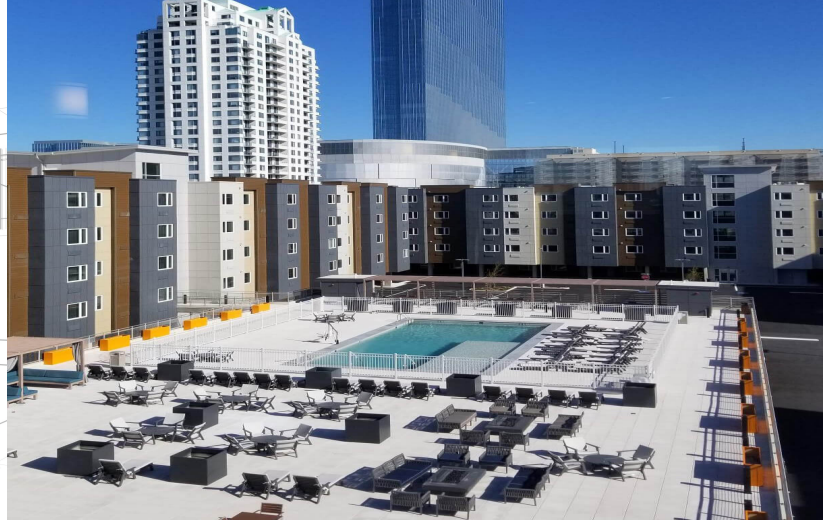

ReVireo®

600 NoBe at North Beach

Overview

600 NoBe at North Beach is a beautiful beach neighboring residential complex in Atlantic City that is a 250,000+ sq ft. building complex made up of 250 luxury units. This multi-family project includes three buildings – the first building has 80 units, and the other two buildings house 85 units each. All buildings are strategically positioned around a beautiful courtyard that includes a resort style swimming pool and lounge area. Other amenities include a 10,000-square-foot resident lounge, on-site work out facility and ground level retail shops plus restaurants. This exciting and modern project was developed by Boraie Development, in hopes of rejuvenating the city's aging housing stock in order to bring a much-needed boost to the Atlantic City area.

Boraie Development brought the ReVireo team in to help bring the proposed idea to fruition. ReVireo managed all facets of the project to achieve the goal of ENERGY STAR certification for each of the 250 apartment units, which allowed them to qualify for over $210,000 in rebates from the NJ Clean Energy Program (NJCEP) and successfully demonstrated compliance with both NJ HMFA & NJ EDA financing requirements for energy efficiency.

ReVireo oversaw and managed all details including energy modeling, design consulting, documentation & permit processing, registrations, field inspections, diagnostic testing, key milestone tracking and coordinating participation in the NJ Clean Energy rebate program.

Client

Boraie Development

Building Type

Multifamily (4+ Stories)

Location

Atlantic City, New Jersey

Services

Energy Code, ENERGY STAR, Utility Analysis, Local Incentives

Overview (continued)

The new 600 NoBe at North Beach complex is a great example of the rejuvenating boost that Atlantic City needs and the type of projects that will hopefully continue to be built in this area.

As an added service, Boraie Development requested ReVireo to deliver a project-specific utility analysis for 600 NoBe at North Beach to support informed financial and operational decision-making. ReVireo developed a detailed energy model of the multifamily building to forecast utility consumption and costs, providing a defensible alternative to standard U.S. Department of Housing and Urban Development (HUD) utility allowance assumptions.

The analysis focused on electric energy use, applying New Jersey-specific U.S. Energy Information Administration (EIA) rates to generate accurate, building-level cost projections. This approach allowed Boraie Development to account for the financial benefits of energy-efficient systems and equipment, align utility allowances with actual performance expectations, and strengthen the project's long-term operating strategy.