energize CONNECTICUT℠

Empowering you to make smart energy choices

BUSINESS ENERGY SOLUTIONS

ENERGY EFFICIENCY CASE STUDY: Silas Deane Professional Center, Wethersfield, CT

This opportunity is for business customers looking to retrofit existing operational equipment. Benefits include financial incentives to offset the premium costs associated with energy-efficient technology. This is one of several innovative solutions offered by Energize Connecticut and administered by Connecticut's utility companies.

To find energy solutions for your business, call 877-WISE-USE (877-947-3873) or visit: EnergizeCT.com

Eversource and Energize Connecticut helped Silas Deane Professional Center:

- Save approximately $64,000, 390,000 kilowatt-hours of electricity, and more than 13,000 CCF (one CCF equals 100 cubic feet) of natural gas annually
- Secure $400,000 in rebates and incentives to offset the cost of the project
- Transform from a Class B building into a Class A building, which led to 100 percent occupancy from long-term tenants

The annual energy saved on this project is the equivalent of approximately

- 269 tons of carbon dioxide (CO^2) emissions avoided, or
- 21,000 gallons of oil not burned, or
- 47 cars taken off the roads for one year.

Background

When commercial real estate investor Joe Moruzzi purchased a vacant 90,000 square foot office building at 1290 Silas Deane Highway in Wethersfield, he knew right away that he needed to make significant infrastructure changes to attract and retain tenants. He wanted to create a space that was comfortable while also energy efficient and environmentally-friendly.

The Challenge

One of the main challenges was to transform the space from a Class B building into a Class A building. According to BOMA, Class A building's are the "most prestigious buildings competing for premier office users" and "have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence."

Another challenge was to lower annual energy costs, which was previously cited as a reason the property did not do well financially. However, the upfront costs for efficiency upgrades can be a deterrent and will sometimes lead a customer to neglect a project based on how much it will cost out-of-pocket.

In terms of equipment upgrades, for large commercial properties, electrical chillers represent the single largest electrical load in most buildings and can account for almost half of its annual electricity use. Chillers cool water used in fan systems that cool buildings. Reducing the chiller's energy consumption was an issue that needed to be addressed.

The Eversource Solution

As a firm believer in reducing a building's carbon footprint and improving its comfort through energy efficiency, Moruzzi worked with Eversource to implement a customized plan.

To address the electrical chiller issue, a new, high efficiency chiller was installed, along with a new variable frequency drive to further control chilled water pumping. Moruzzi also had installed new high efficiency boilers and a complete building automated HVAC control system, which contributed to even greater energy and cost-savings.

Additionally, the comprehensive project included retrofitting the interior and exterior of the building with energy-efficient lighting, installing a new cool roof with white, heat-reflecting membranes, and adding energy-saving window tint.

"My number one priority is creating an environment for tenants that will make them want to work and do business in the space. Additionally, I always look for ways to reduce annual costs."
– Building owner Joseph Moruzzi

The Bottom Line

Total cost of the project:	$ 1.2 million
Energize CT incentive paid:	$ (400,000)
Net Project cost:	$ 800,000
Annual estimated electricity and natural gas cost:	$ 64,000

Find energy solutions for your business.
Call 877-WISE-USE (877-947-3873)
Or visit: EnergizeCT.com

energize CONNECTICUT℠
Empowering you to make smart energy choices

EVERSOURCE ENERGY

UIL HOLDINGS COMPANIES

Energize Connecticut – programs funded by a charge on customer energy bills.

JLD1015