

**CASE STUDY - MULTIFAMILY ENERGY EFFICIENCY**

# Results to write home about.

Wethersfield Commons residents invested in energy efficiency for increased energy savings and condo comfort.

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## It's said there's always room for improvement – and even the residents of a luxurious condo development can agree.

In this case, improvement came in the form of specific energy efficiency upgrades. Find out how Wethersfield Commons residents decreased their energy bills while enhancing their homes.

### A quick tour of Wethersfield Commons

Set on 65 lush, green acres in Warwick, Rhode Island, the Wethersfield Commons condominium development has 493 units within 101 buildings that are now over 40 years old. More than 700 residents call Wethersfield Commons home. From tennis courts to a swimming pool to an on-site library, residents enjoy a variety of amenities. There are electric-only and electric and gas units available.

### Turning their attention to energy efficiency, again

About eight years before these 2015 upgrades began, residents had the opportunity to participate in an energy efficiency program established by National Grid in partnership with their lead vendor, RISE Engineering. Those residents who participated and invested in energy efficiency upgrades saw impressive results. Residents who didn't participate wished they had. Those results and a harsh 2014 winter (leading to some buildings sustaining damage from ice damming) prompted residents to once again ask for the property-wide energy efficiency program – and management listened. In fact, Wethersfield Commons not only organized the program with National Grid and RISE Engineering, but also promoted it heavily to all residents.

### The perfect process

In collaboration with National Grid, RISE contractors completed the upgrades for participating residents, which included adding attic insulation and sealing air leaks throughout their units. National Grid provided sizable incentives to drastically reduce out-of-pocket costs for residents. The program covered **75 percent of the cost of insulation, up to \$2,000 per unit. The air sealing was done at no cost.** In addition, numerous complimentary energy-saving measures were installed. Contractors switched out old bulbs for LEDs and installed programmable thermostats, smart power strips, low-flow showerheads and faucet aerators.

**Upgrades were made to more than 150 units.**

*“For residents, it was a minimal investment for maximum benefits.”*

– Gina Vigliotti, Wethersfield Commons Property Manager

### Win-win results

After completing various energy-saving projects, residents and the Wethersfield Commons Condo Association both benefited. Residents saved money on energy costs and realized several non-energy benefits. The association was able to keep certain condo fees down, as well as help owners looking to sell their condos, as increased energy efficiency is appealing to buyers.

**“Every day at National Grid, we work with stakeholders to implement sustainable energy solutions. This project with Wethersfield Commons is a shining example.”** - Elizabeth Terry, Program Manager, National Grid





## The upgrades completed by National Grid and RISE Engineering produced significant energy savings:

Total Project Cost	\$314,059	
National Grid Incentive	\$292,155	
Total Contribution by All Participating Residents	\$21,904	
Energy Savings	299,846 kWh 9,959 therms	

On top of lower utility bills, residents also enjoy these three upgrade benefits:

### 1. Greater home comfort

- **Achieved by:** Air sealing, attic insulation (for units with gas or electric), programmable thermostats and LED lighting.
- **How:** Sealing air leaks keeps the cold air out in the winter and the hot air out in the summer, making homes more comfortable. The same can be said for attic insulation. Insulation is also proven to prevent ice damming. Programmable thermostats enable residents to easily control the temperature of their condo based on their schedule and preferences. LED bulbs provide bright, natural, instant-on light. Switching to LEDs can make activities like reading easier for the eyes.

### 2. Increased convenience

- **Achieved by:** Programmable thermostats and smart power strips.
- **How:** Both of these devices give residents more control. Programmable thermostats enable control through preset temperature settings, automatically adjusting the temperature to meet the residents' needs.

Using smart power strips is a simple way to curb your devices' electricity consumption. Many people either forget to or don't turn off their electronics when they're not in use. Even if they are turned off, they can continue to draw power. Smart power strips conserve power when devices are idle – with no effort from the homeowner.

### 3. Improved safety

- **Achieved by:** 200 lamppost light bulbs replaced with LEDs and in-unit light bulbs changed to LEDs
- **How:** LEDs' bright, directional light make them an ideal choice for outdoor lighting. Not only does the brighter light make some residents feel safer, but it can actually deter criminals from taking action. LEDs are also cool to the touch. Traditional incandescent bulbs become quite hot, which can cause burns and increase the risk of fire.

**"Every time we've gone to Wethersfield Commons, we've had good success."** - Matt Piccerelli, Coordinator Multifamily Services, RISE Engineering



**Thanks to the program's popularity and success, this won't be the last opportunity to take advantage of these energy efficiency upgrades.**

Wethersfield Commons, National Grid and RISE Engineering plan to offer this program to residents again in the future.



*“The people who didn't participate keep calling the office asking when the program will be available again.” – Gina Vigliotti*

**Your multifamily buildings – and tenants – could experience these same energy efficiency benefits.**

National Grid is ready to help you get started. We have the financial incentives and technical support you need to successfully complete your upgrades. Please call the phone number below and ask for the Multifamily Coordinator.

**Connect with us today: [800-594-7277](tel:800-594-7277) [energysavings@ngrid.com](mailto:energysavings@ngrid.com) [ngrid.com/business](http://ngrid.com/business)**

