



## Contract Details

### Contract Type:

Energy Performance Contract;  
Guaranteed Energy Savings;  
Renewable Energy

### Facility Size:

13 developments, including elderly and family housing, encompassing over 4,300 units, 3 million square feet

### Energy Project Size:

\$66.7 million

### Energy Savings:

\$4.8 million in first year energy and water savings  
37% reduction of water use  
36% reduction of natural gas use  
4% reduction of electrical use

## Summary

The Boston Housing Authority is the largest landlord in Boston and the largest public housing authority in New England. BHA houses approximately 9 percent of the city's residents through its programs.



The Authority wanted to work closely with residents to train them in effective conservation measures and to gain their support for the project.



The Boston Housing Authority manages thirteen sites in the metropolitan area. The partnership with Ameresco brought much needed systems upgrades to the units and includes a resident education program.

## Customer Benefits

Ameresco and the Boston Housing Authority (BHA) executed a twenty year, \$66.7 million Energy Performance Contract (EPC) in 2010, the largest public housing EPC in the country. The project included energy and water efficiency measures at 13 developments, as well as related infrastructure improvements, affecting over 4,300 housing units. Many of these structures are over 60 years old and were all in need of infrastructure improvements. A mix of 17 energy efficiency and renewable energy measures are expected to provide over \$100 million in energy and water savings over the twenty year contract term.

Ameresco was selected from a field of energy services companies to engineer, assist with arranging financing, construct, commission, measure and verify savings, and train staff as well as educate residents about energy-savings behaviors. Additionally, Ameresco and the BHA participated in the first Project Labor Agreement utilized in public housing construction, a joint initiative with the Boston Building Trades that also provided apprenticeship training and job opportunities for 118 BHA residents during the three year construction period. The trade initiative has continued post-construction, and provides training opportunities for BHA residents to learn both job application/interviewing skills, as well as training in electrical, plumbing, HVAC and other trades.

## Accolades

*"Projects like this prove that low-income housing can also be energy-efficient housing. We're excited to be moving forward with green technology and upgrading our residents' homes at the same time. An added benefit from this project is the creation of local job opportunities and resident training and apprenticeships."*

*- Bill McGonagle, Administrator  
Boston Housing Authority*

## Environmental Benefits

Through its partnership with Ameresco, the Authority is projected to have the following annual carbon reduction equivalents:

- ▶ the removal of 2,181 cars from the road
- ▶ the planting of 2,706 acres of trees
- ▶ the reduction of 26 million pounds of CO<sub>2</sub> annually
- ▶ the powering of 1,652 average-size homes

## Services Provided

Energy conservation measures installed include water, natural gas and electrical improvements. Water conservation measures were installed in almost every development and include water efficient toilets and replacement of showerheads and aerators, providing a 36% reduction in water consumption as well as equipment standardization.



## About Boston Housing Authority

The BHA was established in October 1935 by the Mayor and City Council and receives federal and state assistance to provide subsidized housing to low and moderate income individuals and families throughout the City of Boston. The BHA's mission is to provide stable, quality affordable housing and to create living environments that will help residents achieve self-sufficiency

Learn more at [www.bostonhousing.org](http://www.bostonhousing.org).

## About Ameresco

Ameresco, Inc. (NYSE:AMRC) is one of the leading energy efficiency and renewable energy services providers. Our energy experts deliver long-term customer value, environmental stewardship, and sustainability through energy efficiency services, alternative energy, supply management, and innovative facility renewal all with practical financial solutions. Ameresco and its predecessors have constructed billions in projects throughout North America.

For more information about Ameresco and our full-range of energy efficiency and renewable energy solutions, please visit [www.ameresco.com](http://www.ameresco.com).



The window units were replaced at the Authority's administrative building.

## Services Provided (cont.)

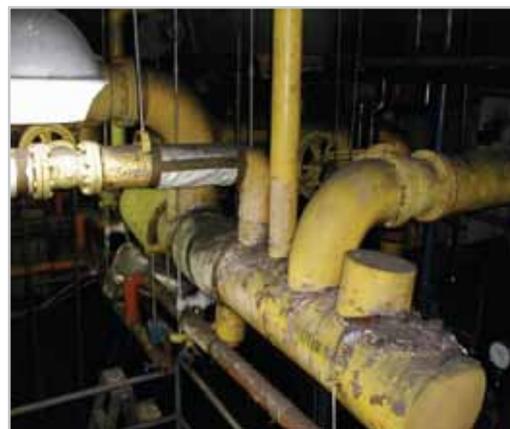
Natural gas improvements include boiler plant decentralizations with steam-to-hydronic conversion, new boiler and apartment temperature controls, new risers and distribution repair, thermostatic radiator valve or thermostat controls, and steam trap replacement, as well as replacement of outdated domestic hot water plants. Gas measures will provide over 30% reduction in gas consumption at these sites.

Electric measures include energy efficient lighting as well as improvements to energy management system capabilities to foster better control and monitoring of heating and domestic hot water consumption.

Combined, the package of measures will save the

BHA approximately \$4.8 million annually, as well as improve resident living conditions while providing job opportunities and training. One hundred and three residents were hired and 15 residents graduated from the training program during the construction period.

Ameresco will continue to work with the BHA to offer resident education throughout the post-construction repayment period. Each development will receive a customized education program for residents that addresses the measures installed and the savings achieved at specific developments.



Top and center, the Authority's Lenox Street steam plant and steam controls. Above, the boiler room at Holgate.