

Contract Details

Contract Type:

Energy Performance Contract;
Guaranteed Energy Savings

Technology Type:

Energy Efficiency

Facility Size:

2 sites; 455 units

Energy Project Size:

\$6.3 million

Energy Savings:

over \$600,000 annually

Summary

The Lynn Housing Authority & Neighborhood Development and Ameresco have partnered on a 20-year energy savings project that allows LHAND to utilize a unique financing tool to reinvest these energy cost savings directly into its aging infrastructure. This project is expected to reduce energy and water use by nearly 40% and improve the living conditions for LHAND's residents.



Ameresco decentralized the boiler plant and installed high-efficiency hot water heating, along with new heating baseboards and temperature controls.



Ribbon Cutting, October 28, 2010. R-L: Paul Gaudet and Tim Leonard of LHAND; U.S. Representative John F. Tierney; Lynn Mayor Judith Flanagan Kennedy; Charles Gaeta, LHAND Executive Director; Mary Castrello, Curwin Circle Resident Council President; David J. Anderson, Ameresco Executive Vice President.

Customer Benefits

The Lynn Housing Authority & Neighborhood Development (LHAND) embarked on an ambitious energy efficiency plan to upgrade its facilities. Ameresco's recommended improvements focused on Curwin Circle, a 279-unit family-occupied site, and Wall Plaza, a nine-story, 176-unit facility with an elderly/disabled population.

Built in 1948, Curwin Circle's central steam plant was outdated and the distribution system failing. There were significant leaks producing energy and water losses throughout the campus. The advanced age and deterioration of this system was costly in fuel, water, and maintenance, and LHAND was struggling to provide adequate heating to apartments.

By upgrading to energy-efficient equipment via an energy performance contract, LHAND leveraged over \$6 million in private capital to fund the decentralization of the steam plant at Curwin Circle, along with other energy and water savings improvements. These improvements will not only save wasted energy and enhance the properties, they will also improve aging infrastructure and enhance the living conditions for the residents. Additionally, the energy performance contract (EPC) project fostered the creation of local construction jobs.

Accolades

"We are committed to enhancing the quality of our community and building stronger and healthier neighborhoods. This ongoing energy efficiency project does just this. Ameresco is a great partner, and we are pleased to further improve the comfort and quality of life for our residents."

*- Charles Gaeta
Executive Director, LHAND*

Services Provided

Selected through a competitive bid process using the guidelines as required by the Department of Housing and Urban Development (HUD), Ameresco was awarded the contract and subsequently identified energy improvements valued over \$6.2 million that could be paid from savings and available utility company rebates.

Ameresco's services included development, design/engineering, structuring the financing and assistance in securing HUD approval, construction contracting, construction management, commissioning, resident education, and guaranteed savings.



About Lynn Housing Authority & Neighborhood Development (LHAND), MA

Since 1948 the Lynn Housing Authority & Neighborhood Development (LHAND) has had a mission of assisting low- and moderate-income families and individuals by providing decent, safe and affordable rental and homeownership opportunities. LHAND has also made it their mission to incorporate renewable energy practices whenever possible.

Learn more at www.lhand.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.



Weatherization measures will include apartment entry door weatherstripping and attic and wall insulation.

Services Provided (cont.)

The project scope included major mechanical replacements and decentralization into 15 satellite plants for heating and domestic hot water. This approach eliminated significant on-going repair and replacement costs of the underground distribution piping leaks and large cast-iron boiler sections. Ameresco identified several additional improvements that would upgrade tenant comfort as well. Previously the apartments had no temperature controls; Ameresco fitted resident apartments with new baseboards and controls. Additionally, a weatherization program was implemented that included attic and piping insulation, as well as crawl spaces.

Comprehensive apartment and common area lighting were upgraded with energy-efficient equipment. Toilets, showers and sinks were retrofitted with low-flow equipment.

These improvements will cut baseline utility costs by 40%, and the Authority will apply those savings to the cost of the improvements over 20 years, thereby allowing for the cost of the decentralization to be funded with savings.

Environmental Benefits

Through LHAND's partnership with Ameresco, Lynn Housing is expected to save the equivalent of 1,606 metric tons of CO₂ per year. The green benefit from this carbon reduction is roughly equal to:

- ▶ 343 acres of pine forest absorbing carbon
- ▶ 307 cars taken off the road for one year
- ▶ 195 households powered for one year

The project helps reduce the need for energy from traditional power plants fueled by fossil fuels.



Improvements included the conversion of clothes dryers from electric to natural gas and water conservation measures, such as the installation of low-flow toilets, showerheads, and faucet aerators.