




Services

-  LED Lighting Design and Implementation
-  Lighting Controls
-  High-Efficiency HVAC Installation and Controls
-  Building Envelope Upgrades
-  Construction and Project Management

Installation

-  LED Light Fixtures, Lamps and Retrofits
-  Lighting Control Systems
-  Low-Flow Water Conservation Measures
-  Attic and Mechanical Insulation, Weather Stripping, and Air Sealing and Insulation Upgrades
-  HVAC System and Controls Upgrades
-  Air Filtration System Upgrades
-  ENERGY STAR-Certified Windows

Holly Springs Apartments

Location: Forestville, MD
 Project Type: Energy efficiency upgrades
 Size: 10 buildings; 224 residential units

Implementing Energy-Saving Measures Across Multiple Buildings

Our energy audit of the Holly Springs garden-style apartments identified numerous measures to improve the buildings' performance and enhance resident comfort. The residential units were equipped with new low-wattage LED lamps and fixtures, attic air sealing and insulation, and new energy-efficient split system HVAC units. We also oversaw air sealing, including installing foam gaskets behind all outlets and switches and foam/caulk sealant behind HVAC grills and diffusers, windows, doors, plumbing penetrations, and along the floor trim where needed. Aerators were installed in the bathroom sinks and showerheads replaced to reduce water consumption. The common areas also received lighting upgrades such as lighting control systems with wall switch occupancy sensors. Other measures in the common areas included new split systems, weatherization, and attic insulation/air sealing packages. Fire caulking was added to the laundry room exhaust piping, the refrigerant lines were sealed, and weather stripping added to the exterior doors.

FINANCIAL / PERFORMANCE HIGHLIGHTS

COST OF ENERGY PROJECTS	\$1,759,445
ANNUAL SAVINGS	\$220,940
GRANT FUNDING	\$1,220,034
SIMPLE PAYBACK	2.45 years
KWH SAVED	452,562
THERMS SAVED	120,949
KGAL SAVED	2,216