











Services

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

Installation

-  LED Light Fixtures and Lamps
-  Lighting Control Systems
-  Low-Flow Water Conservation Measures
-  Attic and Mechanical Insulation, Weather-Stripping, and Air Sealing Upgrades
-  HVAC System and Controls Upgrades
-  Air Filtration System Upgrades
- ENERGY STAR-Certified Windows
-  New Chillers and Cooling Tower
-  New Commercial-Sized Water Heater

Waters Tower

Location: Baltimore, MD
 Project Type: Energy efficiency upgrades
 Size: 10-story nursing home, 200 units

Comprehensive Upgrades with an Instant Payback

Our Waters Tower energy audit, performed for the Maryland Department of Housing and Community Development, identified numerous cost-effective energy and water conservation measures to be implemented in both the units and common areas. The work in the units included the installation of low-wattage LED lamps and low-flow water-saving fixtures. Air sealing addressed building envelope leaks, including wet caulking behind all outlets and switches, foam/caulk sealant behind HVAC grills and diffusers, windows, doors, plumbing penetrations, and along floor trim. Aerators were installed in bathroom sinks along with water-conserving showerheads.

The common areas also received several cost-saving upgrades, including lighting control systems with bi-level occupancy sensing technologies and wall switch occupancy sensors. New split systems were installed as well as chillers, boilers, water heaters, a new rooftop unit, and weatherization packages. The common areas were also air sealed. With an annual savings of \$140,000 and grant funding that fully paid for the improvements, the payback was immediate.

FINANCIAL / PERFORMANCE HIGHLIGHTS

COST OF ENERGY PROJECTS	\$779,985
ANNUAL SAVINGS	\$140,199
GRANT FUNDING	\$779,985
SIMPLE PAYBACK	Instant
KWH SAVED	603,429
THERMS SAVED	99,961
KGAL SAVED	2,792