



# Energy Efficiency Case Study

Bayview Towers  
Stamford, CT

## Background

Bayview Towers is an affordable housing property located in Stamford and owned by The NHP Foundation, a national not-for-profit real estate organization. The NHP Foundation works to create sustainable multifamily housing for low and moderate-income families and seniors. Bayview Towers offers four different floorplans for residents to choose from and is located minutes away from downtown Stamford.

## The Challenge

Bayview Towers is a community of 200 one-to four-bedroom apartments that offers critical affordable housing options to families in downtown Stamford. As a not-for-profit organization, The NHP Foundation looks for ways to improve the overall property, increase the comfort of each apartment, and help residents save on their energy costs. The Foundation has found success at their other complexes and developments across the country by investing in energy-efficient technologies and upgrades, and they were eager to do the same in Stamford.

## The Eversource Solution

The NHP Foundation looked to Eversource and Energize Connecticut for technical and financial assistance to make the energy-saving upgrades at Bayview Towers. Through the Multifamily Initiative, Eversource worked with The NHP Foundation's selected contractors, CMC Energy Services, Inc. and New England Mechanical Services, Inc., to create a comprehensive agreement outlining the eligible measures, implementation costs, and the energy savings that would result from the improvements.

## Savings Summary

- 265,300 kilowatt hours annually
- 25,800 CCF natural gas annually
- \$60,400 annual energy costs
- An average of \$300 per unit
- \$800,000 over the predicted use of equipment and improvements
- Nearly \$440,000 in incentives

## The energy saved on this project over the lifetime of the measures is equivalent to:

- 3879 tons of carbon dioxide (CO<sub>2</sub>) emissions avoided, or
- 1813 tons of coal not burned, or
- 877 cars taken off the roads for one year.

*"Our residents deserve a home that they love and value, so our main goal is to create sustainable living environments that are just as welcoming and comfortable as they are affordable. By evaluating the different energy-efficient upgrades that could be made and seeing the potential energy- and cost-savings they would deliver, we knew these projects would be a win-win for everyone."*

– Ian Sobel, Senior Asset Manager, The NHP Foundation

The Multifamily Initiative incorporates cost effective, comprehensive energy strategies to address the unique energy needs of multifamily properties, including personal living space as well as internal and external common areas.

### The upgrades at Bayview Towers included:

- Changing inefficient lighting to high-efficiency LED lighting throughout the entire complex, including the living spaces, common areas, and exterior spaces
- Weatherization measures, including air sealing around doors and windows and other air leaks in the building envelope
- Replacement of boilers with new energy-efficient natural gas models
- Installation of energy savings controls on the new boilers, including variable frequency drives and new hot water pumps.

“By completing the weatherization and lighting upgrades to each apartment, and updating our heating system’s boilers and equipment, our residents and property staff feel safe and prepared within their homes and workspaces,” added Sobel.

As a family-friendly property, the interior and exterior lighting upgrades have also made a dramatic difference in the brightness, reliability and security of shared common areas, parking lots, and the outdoor playground.

While these projects will help The NHP Foundation maintain the comfortable and affordable downtown Stamford location for years to come, they eagerly anticipate any new opportunities with Eversource in the future.



Before



After

*For the people who need low-income housing to live safe, healthy and structured lives, our partnership with Eversource could not have been more beneficial. Their professional process gave us the tools we needed to make these upgrades a reality, and we are very grateful to have been able to work with their energy efficiency team.”*  
– Ian Sobel, Senior Asset Manager, The NHP Foundation

### Participating Contractors

*Direct Install Dwelling Unit Measures and  
Common and Exterior Lighting*  
**CMC Energy Services, Inc.**  
60 Church Street, Wallingford, CT 06492

*HVAC (central boilers for space heating and  
DHW and Variable Frequency Drives)*  
**New England Mechanical Services, Inc.**  
30 Lindeman Drive, Trumbull, CT 06611

**For more information and ways to save, call 877-WISE-USE (877-947-3873) or visit [eversource.com](http://eversource.com)**

