



CASE STUDY

Prospect Street Apartments Plainfield, Connecticut

OVERVIEW

Many property owners have begun to explore alternative uses for office spaces that are sometimes empty due to hybrid work environments, such as converting commercial office complexes to mixed-use or residential units. This trend has been particularly common in former mill towns throughout the Northeast. One such example is Bill Couture's Prospect Street Apartments in Plainfield, Connecticut.

Built in 1915, the property initially served as a mixed-use building featuring a bowling alley, restaurant and post office. In 1980, it was converted into a residential complex with 11 one- and two-bedroom apartments, addressing the need for affordable housing options for Plainfield. However, significant upgrades were still needed to improve energy efficiency, safety and comfort.

Couture, who owns several other multifamily properties in the area, contacted a local HVAC company for assistance and was directed to Eversource, a Sponsor of Energize ConnecticutSM. Couture was in turn connected with Lantern Energy, an Eversource-approved contractor.

GOAL

The Prospect Street Apartments consist of ten all-electric units and one unit heated with oil. Committed to providing his tenants with safe and comfortable living spaces, Couture aimed to address years of deferred maintenance and enhance the property's energy efficiency through the Energize Connecticut Multifamily Initiative.

APPROXIMATE ENERGY & COST SAVINGS:

- » **40,000 kWh annual savings**
- » **140 MMBtu annual savings**
- » **190 tons CO₂ reduced**
- » **\$41,000 incentive secured**

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The is the largest renovation project I've done to date. I usually follow the mantra of 'if it ain't broke then why fix it.' But thanks to Eversource's rebates and assistance, I'm able to now proactively provide my tenants with a living environment that is safer, energy efficient and more comfortable.

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- Bill Couture
Property Owner, Prospect St. Apartments

SOLUTION

Lantern Energy worked with Couture to identify a range of energy efficiency upgrades to improve the property, nearly all of which were implemented, including:

- **Hybrid heat pump water heaters.** Nine 50-gallon units were installed to serve nine of the 11 apartments, offering tenants enhanced control over water usage and temperature via a mobile app. These units can save property owners up to \$600 annually.
- **ENERGY STAR® certified triple pane windows.** To reduce drafts, minimize heat loss and outside noise, and improve comfort, 20 new triple pane windows were installed.
- **Insulation Upgrades.** Attic floors and basement ceilings were insulated to further improve temperature control and efficiency.

RESULTS

The energy efficiency upgrades are saving Couture over 140 MMBtu annually in oil heating costs, as well as over 40,000 kWh in electricity. The property's CO₂ emissions have also been reduced by over 190 tons annually – which is the equivalent to avoiding the CO₂ emissions that would arise from driving over 430,000 miles in a gas-powered car.

With these improvements, the Prospect Street Apartments are now a more energy efficient and comfortable place to live. The upgrades enhance tenant satisfaction and will contribute to the long-term value and sustainability of the property – benefits that Couture and his residents will enjoy for years to come.

For more information, visit eversource.com

The information in this case study is an accurate representation of this customer's experience at the time of publication. Results, including cost savings, from energy efficiency measures can vary based on each individual customer's situation.

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