

BUSINESS ENERGY SOLUTIONS

ENERGY EFFICIENCY CASE STUDY:

The Princeton Center
Watertown, CT



A historic windmill purchased in 1913 by Siemon Realty, the Princeton Center, has been transformed into a contemporary business park with 226,000 square feet of flexible space for offices, healthcare services, research, engineering, warehousing and light manufacturing. It also includes best in class tenant services which include luxury conference rooms and a fully equipped fitness center.

As a Watertown, CT, landmark and home to a wide range of local businesses, Siemon Realty knows that the Princeton Center is more than just a rental space—it is a stimulating and productive business environment that is critical to the local economy.

To provide its tenants with bright and comfortable workspaces, the company partnered with Eversource to upgrade the Princeton Center's lighting and building systems with the best in state-of-the-art energy-efficient technology. These upgrades have increased tenant attraction and retention by enabling cost savings, increasing worker satisfaction and contributing to the overall sustainability of the community.

"The tenants all feel that the new lighting freshens up the space and they appreciate the programmable nature of the LED lights with the ability to dim and control lighting to suit their needs," said Brent Berardi, director of facilities at Siemon Realty. *"We're grateful to Eversource for helping us with this significant energy project."*

In addition to creating a more attractive environment for tenants, the project will deliver electricity savings of more than **600,000 kWh a year** and gas savings of close to 3,000 cubic feet a year. The CO₂ emissions saved as a result of this project equate to **47,853 gallons of gasoline not burned**, or 72 homes switching to renewable energy to power their electricity needs.

Completed in November 2020, the project includes:

- 2,545 new interior and exterior fixtures replaced with high-efficiency LED lights
- 23 water source heat pump units replaced with high-efficiency units
- 2 rooftop HVAC units replaced with high-efficiency alternatives
- Networked building automation system to monitor and control all building heating and cooling
- 46 new water faucet aerators
- Real-time energy metering equipment to monitor, trend and adjust energy consumption throughout the facility

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