



Services

-  ASHRAE Level II Energy Audit
-  LED Lighting Design and Implementation
-  High-Efficiency HVAC Installation
-  Building Envelope Upgrades
-  Hot Water System Upgrades
-  Water Conservation Upgrades
-  Construction and Project Management

Installation

-  LED Light Fixtures and Lamps
-  Lighting Control Systems
-  Low-Flow Water Conservation Measures
-  Air Sealing and Insulation Upgrades
-  HVAC System and Controls Upgrades
-  Moisture Control Implementation
-  Domestic Hot Water System Upgrades

The Fields Portfolio

Location: Maryland
 Project Type: Energy efficiency upgrades
 Size: 124 buildings; 780 apartments

Promoting Affordable Energy Efficiency in Rental Properties

Maryland's Department of Housing and Community Development initiated a program to promote affordable energy efficiency in rental properties. The Multifamily Energy Efficiency and Housing Affordability program provides grant funding to implement upgrades to affordable properties. Our client, Kettler Management, sought to implement improvements through this program at the company's Fields Portfolio, a group of three properties consisting of more than 124 buildings and 780 apartments.

Our work included energy audits, developing scopes of work with the development team and the state, procuring state funding, and implementation of all energy conservation measures. We implemented upgrades to the lighting, water, building envelope, air filtration, and HVAC systems. Residents received LED lamps and fixtures as well as new high-efficiency showerheads and aerators. The building envelope was improved by sealing all plumbing penetrations and gaps to minimize ambient air from entering the units. New HVAC systems were installed and the water heaters were replaced in many of the units.

FINANCIAL / PERFORMANCE HIGHLIGHTS

COST OF ENERGY PROJECTS	\$6,068,024
ANNUAL SAVINGS	\$699,376
GRANT FUNDING	\$4,767,082
KWH SAVED	2,662,876
THERMS SAVED	283,469
KGAL SAVED	10,230