

# City Hall Heating & Lighting Upgrade

## **Facts:**

### Lighting Retrofit Project

The lighting upgrade replaces existing T8 fluorescent fixtures with new high efficient T8 bulbs with ballasts and LED's. The total number of fixtures replaced is approximately 2,035 units. Lighting sensors have also been added to offices, common areas and storage rooms to reduce usage. Installation began on January 26, 2015 and will be completed over a two week period. This project will reduce electric consumption from lighting fixtures by approximately 50%, saving the City approximately \$50,000 annually on electricity costs. Yielding 401,929 kilowatt hours (kwh) of savings. The project has been approved by CL&P to receive \$160,772 of incentive funds which is approximately 50% of the project cost. In addition, the City is scheduled to receive a 0% CL&P conservation loan which is to be paid back through reduced consumption as reflected in monthly electric bills. The out-of-pocket cost for the City is \$20,408 and the payback period is less than 2.5 years for the projects overall cost.

### Boiler Replacement Project

The City of Norwalk has recently replaced two 27 year old boilers at City Hall with three new condensing boilers. The new boilers are sized to support peak winter needs while providing redundancy to protect against equipment failure. The new condensing boilers are 96% efficient, compared to standard efficiency boilers with an 84% efficiency rating. The total project cost is approximately \$280,000 and Yankee Gas is providing a comprehensive incentive grant totaling approximately \$60,000. With this new high level of efficiency, the City is projected to save an excess of \$30,000 or 11,929 Centum Cubic Feet (CCF) a year in savings.

### Automation System

Included with the City Hall lighting retrofit project and boiler replacement, an expanded building management system has been installed, furthering the efficiency of both systems, while also closely monitoring function.

## **Quotes:**

Mayor Rilling spoke about the efficiency projects at City Hall, saying "City Staff and the Energy & Environment Task Force have worked hard to make sure that Norwalk was getting the best deal out there. We have dramatically reduced our energy costs at City Hall, with the minimum out-of pocket expense. The numbers speak for themselves."

John Kydes, Councilman and Chairman of the Mayor's Energy & Environment Task Force urged the private sector to follow the cities lead, saying "My hope is that local property owners will see the money that the City has saved and look at similar projects for their own properties. Incentives and no interest loans are available to anyone interested in making their properties more energy efficient."