

Town of Essex Cashes in on Energy Efficiency Upgrades

A Study in Efficiency Made
Easy—Essex, Massachusetts



Customer Profile

Essex is a small town of just over 3,500 people on the north shore of Massachusetts. Once a large shipbuilding hub, it's known today for its shellfish and tourist activities. Visitors go boating and take kayak trips down the Essex River.

It is also known for being located in a region that has one of the highest electricity rates in the Lower 48.

The Challenge

Essex was struggling to upgrade its essential government buildings while balancing a tight budget. The town hall, built in 1983, would need serious design upgrades to become more energy efficient.

The Solution

Through a 48-month electricity supply contract under Constellation's Efficiency Made Easy (EME) program, Essex implemented energy-efficient lighting, controls and other measures—with no upfront costs.

The project was made possible through the savings Essex will achieve with these upgrades over the next four years.

In addition to updating the town hall Essex made upgrades to other municipal buildings, including its fire station, senior center, water filtration plant and public works facility.

The town also adopted a flexible electricity procurement program to achieve its budgetary goals. Flexible procurement allows Essex to buy percentages of its future energy use when market conditions are more favorable, rather than buying all its power at once.

With help from Constellation, the town was also able to take advantage of state and federal rebates.

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The Results

Expected to reduce Essex's electricity usage by more than 14 percent during the term of its EME contract. The lighting upgrade alone is expected to result in energy savings equal to the elimination of more than 130,000 pounds of carbon dioxide emissions each year. That's equal to taking 12 cars off the road each year.



Essex EME Program At-A-Glance

- Before contract: Reduce energy expenses immediately by \$19,000 due to project being built before contract starts to flow in December 2015.
- During contract: Increase energy expenses by \$6,900 annually relative to doing nothing.
- After the contract: Reduce energy expenses by \$14,200 per year relative to doing nothing.
- Realizes 10-year positive cashflows of \$57,680.
- Reduces town's electricity usage by 14 percent.

Advantages of Constellation's EME Program

- No upfront costs
- Businesses begin saving energy as soon as project is complete
- Realizes savings that may have been overlooked in previous energy audits
- Minimized disruptions
- Assistance in taking advantage of available state and federal rebates
- Support from a knowledgeable team throughout the process
- Warranty coverage on entire installation

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