



Services performed

-  LED Lighting Design and Implementation
-  Lighting Controls
-  HVAC Installation and Controls
-  Building Envelope Sealing and Insulation Upgrades
-  Water Heating System Installation
-  Energy Efficient Window Upgrades
-  Construction and Project Management

Installed Products

-  LED Light Fixtures, Lamps, Retrofits
-  Lighting Control Systems
-  Attic, Knee Wall, Mechanical Insulation
-  Wet and Foam Sealing Upgrades
-  HVAC System and Controls Upgrades
-  Energy Star Certified Windows

When Humphrey Management decided to reduce utility costs while also improving resident comfort at Little Brook Apartments, they partnered with Energesco Solutions.

Little Brook Apartments is a garden style affordable living community consisting of 94 apartment units in historic Fredrick, MD. Constructed in 1980, the time had come for the property to undertake a series of improvements, which started with an energy audit of the property to identify issues related to the property's lighting, HVAC, windows, and the overall building envelope in both the residential units and the common areas.

Resident comfort is top of mind at Little Brook. The measures Energesco implemented enhance that experience through completed upgrades in both private living spaces as well as common areas. In individual units, new low wattage LED lamps, extensive caulk sealant package, attic insulation, hot water-heater pipe insulation,

Energy Star certified windows and new packaged thermal air conditioning units (PTACs) with accompanying programmable thermostats were installed, all of which promote energy efficiency.

Major improvements could also be found in the common areas. All common area windows were replaced with brand new, highly efficient, Energy Star certified windows. Furthermore, the common areas received a substantial LED lighting upgrade. This included work in both the interior and exterior of the building. Many 40W 4ft fluorescent lamps were replaced with new 12W 4ft LED lamps. The exterior of the property had approximately 60 existing inefficient flood light lamps that were replaced with new 13W LED lamps. Additionally, the exterior common areas received 27 new post top pole light fixtures, which housed 17W LED lamps compared to the existing 60W incandescent ones. The LED lighting upgrade package also included the installation of lighting control system technologies. This system consisted of wall mounted occupancy sensors that were placed in various spots throughout the building to ensure that energy is not consumed when an area is not being occupied.

The end result is a project that will significantly reduce the residents' utility costs while also dramatically improving their quality of life!



Cost of Project	Total Annual Savings	Grant Funding Secured	Simple Payback (to Owners)
\$398,000	\$42,000	\$340,000	1 year