

# Randolph Village



## Services performed

-  LED Lighting Design and Implementation
-  Lighting Controls
-  HVAC Upgrade
-  HVAC Controls
-  Building Envelope Upgrades
-  Window Installation
-  Construction and Project Management

## Installed Products

-  Int./Ext. LED Light Fixtures and Lamps
-  Lighting Controls System
-  Low Flow Water Conservation Measures
-  Attic & Mechanical Insulation, Weather-Stripping & Air Sealing Upgrades
-  HVAC System and Controls Upgrades
-  Energy Star Certified Windows



When Humphrey Management decided to improve energy efficiency and enhance resident comfort at Randolph Village, a senior living facility in Silver Spring, MD, they partnered with Energescosolutions.

Built in 1997, Randolph Village is a three story, 130 unit senior living facility. After 20 years of service, Humphrey Management looked to identify cost effective energy and water conservation measures to enhance the building's performance and improve resident comfort while significantly reducing energy and water consumption and utility costs. Energescosolutions partnered with Humphrey to implement a wide array of energy and water conservation measures designed to meet these goals.

Resident comfort is top of mind at Randolph Village. The measures Energescosolutions 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, energy efficient exhaust fans, hot water-heater pipe insulation, Energy Star certified windows and new packaged thermal air conditioning units (PTACs) with accompanying programmable thermostats were installed in addition to low flow water conservation measures, all of which improve energy and water consumption.

In addition, common areas received LED lighting upgrades and control systems were installed throughout to ensure that unoccupied spaces were not consuming energy unnecessarily. These control systems included wall switch occupancy sensors in the kitchen, offices, mechanical/maintenance rooms, fitness center, trash rooms, and the library.

The common areas also were installed with energy efficient windows, PTACs, and exhaust fans as well as air sealing enhancements to ensure air temperature changes are minimal in those spaces.

To maximize overall building performance, Energescosolutions performed work both in the exterior areas surrounding the building as well as throughout the building's interior envelope, including the mechanical/maintenance rooms, trash rooms, attic spaces, stairwells, and management offices. The exterior improvements included low wattage LED pole light, flood light, and wall-pack fixtures that reduce energy costs and consumption while providing improved lighting for comfort and safety.



Cost of Project	Total Annual Savings	Grant Funding Secured	Simple Payback (to Owners)
\$719,000	\$55,000	\$653,000	1.1 years