

# Energy Efficiency Profile

Two Hundred Newbury Street Corporation, Boston, Mass.



Two Hundred Newbury Street Corporation, a real estate developer and Eversource Energy customer, owns the commercial building at 200 Newbury Street in Boston and is headquartered on the fourth floor.

RISE Engineering, Eversource's Small Business Direct Install Program vendor, evaluated this building's owner-controlled areas and proposed modernizing the energy management system (EMS) to a web-based system with integrated heating, ventilation and air conditioning (HVAC) controls. This process included updating the control sequences for the cooling tower, circulation pumps, primary air handlers, exhaust fans and smaller ventilation units, and equipping select fan and pump motors with variable frequency drives (VFDs).

The new system maximizes energy efficiency by using feedback from HVAC controls to automatically adjust equipment settings in response to actual building demand, rather than operating continuously at a constant output.

RISE also replaced existing high-pressure sodium lighting fixtures in the parking garage and fluorescent fixtures in the stairwells with state-of-the-art LED fixtures.

These upgrades are projected to create \$45,000 in annual electricity savings, increase control over the building environment, and improve lighting quality and safety in the stairwells and parking garage. In addition, the energy cost savings, utility financial incentives, and zero-percent, 24-month financing generate immediate positive cash flow for the customer.

## THE NEED

Lower operating costs, upgrade the building's common-area and exterior lighting, and correct HVAC deficiencies that cause occupant discomfort.

## THE SOLUTION

- New, web-based EMS
- VFDs & controls for circulation pumps and supply and return fans
- Carbon dioxide sensors
- Networked thermostats for fan-powered boxes
- Temperature sensors & controls for exhaust fans and resistance heaters
- High-efficiency LED lighting fixtures

## About RISE Engineering:

A pioneer in the delivery of turnkey energy-efficiency services, RISE Engineering works with utilities and other energy program sponsors to offer residential, commercial, industrial, institutional and public-sector energy users comprehensive efficiency services that reduce their environmental footprint and operating expenses.



*"It was an easy decision to move forward with this project once we saw how much we could save. I was worried that the installation would inconvenience the tenants or interrupt our operations, but after the installers introduced themselves and got to work we barely noticed they were there. The initial savings we've realized have been great, and we're interested in retrofitting other buildings."*

**Joseph Parks**  
Operations Manager  
Two Hundred Newbury Street Corp

## OVERALL RESULTS

Total Project Cost .....	\$163,421
Eversource Incentives .....	-\$122,943
Customer Cost .....	\$40,478
Annual kWh Saved .....	251,320
Annual Energy \$ Saved .....	\$45,237
Simple Payback .....	< 1 year

*To schedule your free energy assessment,  
call us at (800) 422-5365  
or email [efficiency@RISEengineering.com](mailto:efficiency@RISEengineering.com).*

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