



**Service and Product Provider Partner**

***Constellation Energy Projects and Services Group***

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**Customer**

***Atlanta Housing Authority***

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**The Atlanta Housing Authority, in partnership with Constellation Energy Projects and Services Group, created over \$1 million dollars of savings for fiscal year 2006.**

**Project Scope**

Through a Housing and Urban Development (HUD) Energy Performance Contract, Constellation Energy provided engineering solutions to reduce energy consumption and save money at the Atlanta Housing Authority without additional capital expenditures. The resulting cost savings helped replace aging equipment and provided access to the financing needed for capital improvements. Energy conservation measures were installed at 1,921 public housing units – 9 high rise communities and 1 garden style apartment community. Construction was completed in December 1999 and Constellation Energy is providing monitoring and verification through a 12-year contract.

**Project Summary**

Constellation Energy installed replacement boilers and chillers, packaged terminal heat pumps, lighting upgrades, electric metering, replacement motors, water leak detection equipment, and water conservation measures. Constellation Energy helped secure a grant from Georgia Power to cover partial payments for lighting upgrades and continues to provide water and energy tracking information on a quarterly basis as well as assistance with HUD financial reporting.

- **Energy Savings**

In the past fiscal year, the energy performance contract saved the Atlanta Housing Authority: 197,728 therms of natural gas, 3,474,345 kwh of electricity, and 93,944 CCF of treated water.

- **Investment**

The upfront investment was \$4-4.2 million for this project.

- **Financial Return**

In the past fiscal year, the energy performance contract saved the Atlanta Housing Authority \$293,070 in natural gas costs, \$255,747 in electricity costs, and \$630,168 in treated water costs for a total annual savings of \$1,178,985.

- **Other Benefits**

The performance contract helps fund energy related capital expenditures on contract properties and the new efficient equipment reduces maintenance costs.

**Monitoring & Verifying Energy Savings**

Utility cost and consumption data are examined monthly as the International Performance Measurement and Verification Protocol's (IPMVP) Utility Bill Analyses method recommends. Quarterly reviews are provided to the Atlanta Housing Authority.

**Distinguishing Value**

Constellation Energy provides assistance long after energy conservation measures are installed. The continuous service throughout the contract, education for all stakeholders, annual property inspections, five year audits, and monitoring and verification ensure energy performance success. These efforts have helped the Atlanta Housing Authority meet and surpass ENERGY STAR's nationwide challenge to improve facilities' energy efficiency by 10 percent or more.

