

Efficiency Maine

Back Cove and Princeton Village

Annual Symposium
November 6, 2013

About Princeton Properties



Founded in 1973, Princeton Properties Management Inc. of Lowell, Massachusetts acquires, builds, renovates, leases and manages apartment communities and corporate furnished apartments. Currently, Princeton Properties owns and manages more than 6000 apartment homes for rent in Massachusetts, New Hampshire, Maine and Georgia.



Princeton at Back Cove Building D



PRINCETON
PROPERTIES

Old Boiler



Princeton at Back Cove
Portland, ME

Old Boiler



Princeton at Back Cove
Portland, ME

New Boiler



A new properly sized (400,000 BTU) modulating condensing boiler installed.

Princeton at Back Cove
Portland, ME

Old Showerheads 2.5 GPM



Princeton at Back Cove
Portland, ME

New Showerheads 1.5 GPM



All apartments received the new 1.5 GPM Niagara shower head.

Princeton at Back Cove
Portland, ME

Princeton Village



PRINCETON
PROPERTIES

Basement Walls and Ducts Before



Princeton Village
Portland, ME

Basement Walls Before



Princeton Village
Portland, ME

Basement Walls After



3 ft. wide “band” of spray foam insulation (two inches thick) to achieve an R11 insulating value.

Princeton Village
Portland, ME

Ducts After



Princeton Village
Portland, ME

Common Area Lighting Before



Princeton Village
Portland, ME

Common Area Lighting After



The LumaPro Fixture (22Watts) utilizes a high efficiency FC8T9 bulb & is Energy Star certified.

Princeton Village
Portland, ME

Attic Insulation Before



Princeton Village
Portland, ME

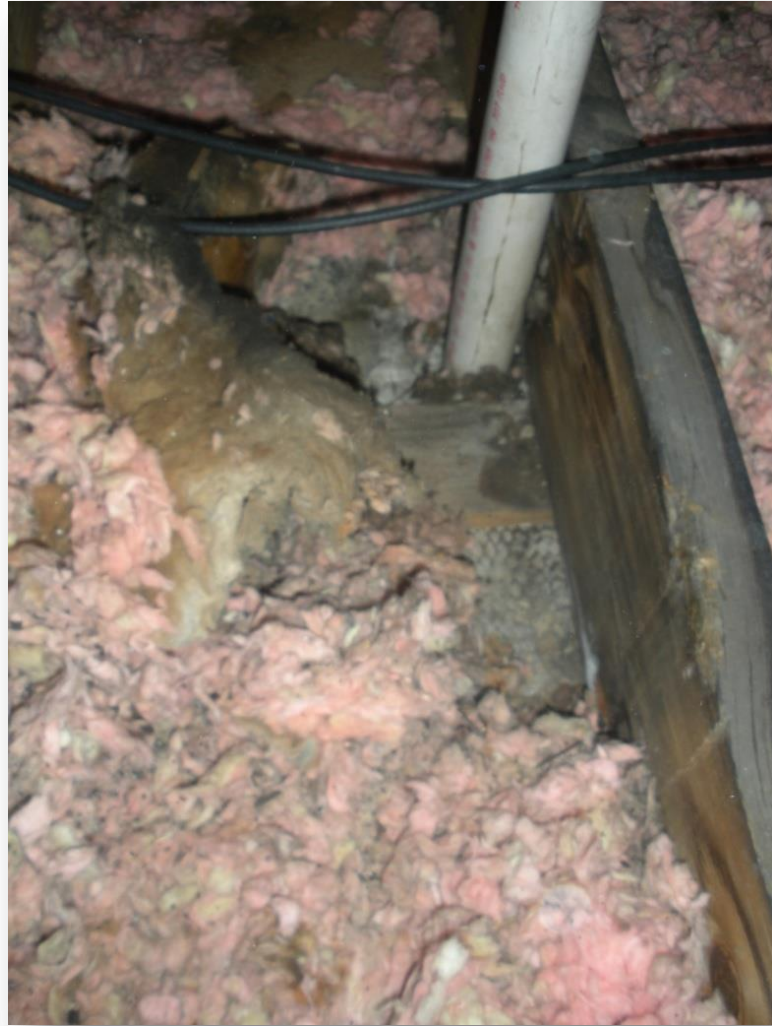
Attic Insulation After



R 60 cellulose insulation is blown in.

Princeton Village
Portland, ME

Air sealing Before



Air sealing done on all air barrier penetrations.
(plumbing, heating, electrical, cable, telephone, HVAC)

Princeton Village
Portland, ME

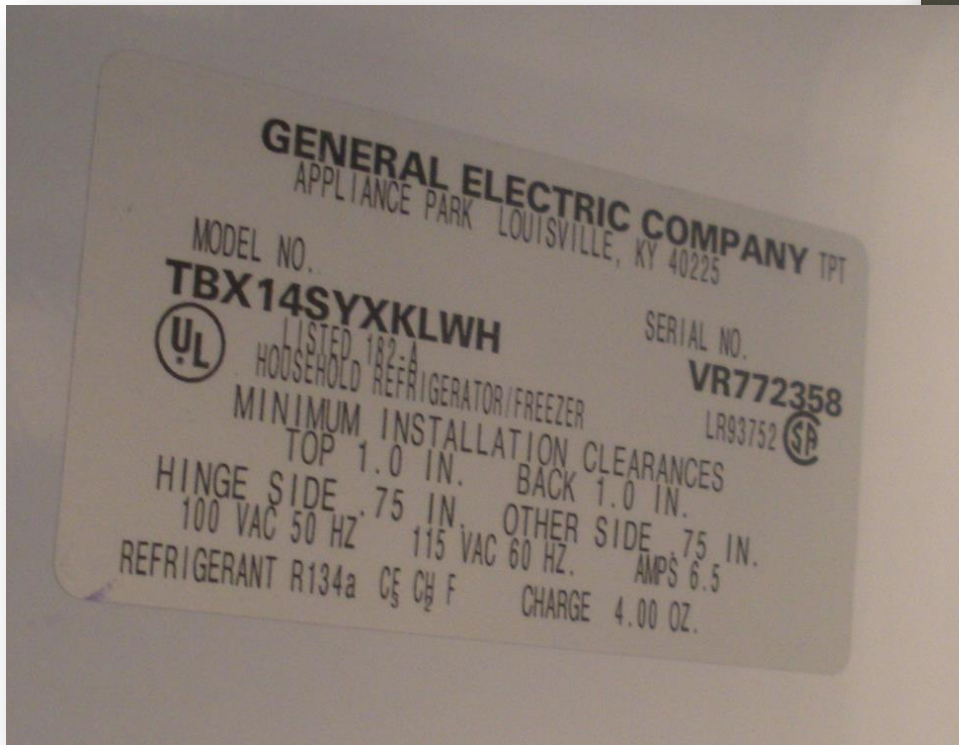
Air Sealing After



Building's infiltration rate to be reduced 17%.

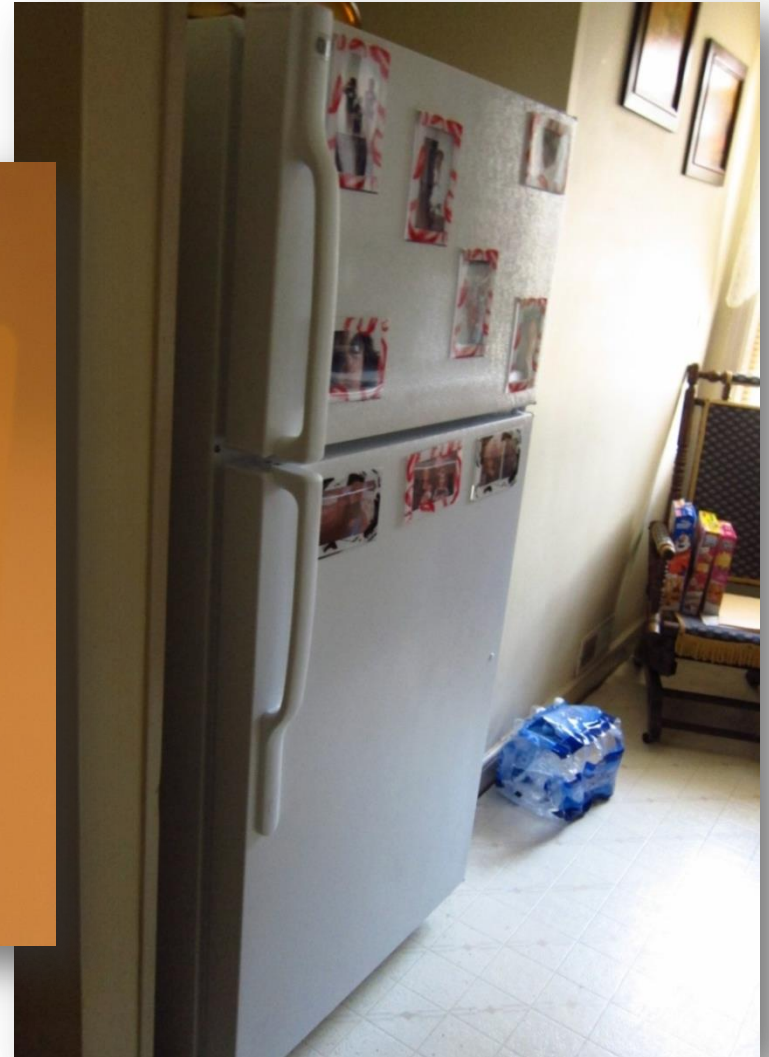
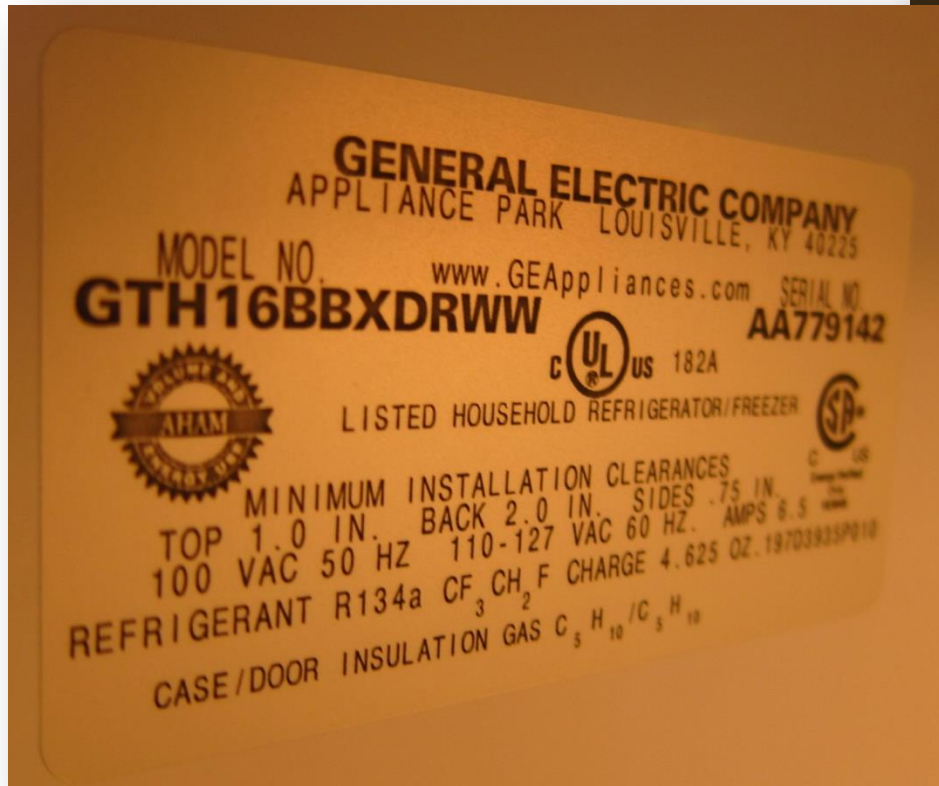
Princeton Village
Portland, ME

Old Refrigerators



Princeton Village
Portland, ME

New Refrigerators



Energy Star rated, annual est. electrical consumption of 380 kWh per year or less.

Princeton Village
Portland, ME

Old Faucets



Princeton Village
Portland, ME

New Faucet Aerators



All apartments received the new
Niagara aerators.

Princeton Village
Portland, ME

Princeton at Back Cove



	Total Cost	Incentive	Annual Savings
Building D	\$31,160	\$17,980	\$ 4,214
Building L	\$33,220	\$17,980	\$ 4,655
Building H	\$28,160	\$16,480	\$ 3,908
TOTALS:	\$92,540	\$52,440	\$12,777

Payback in 4.10 years

(without incentive = 7.24 years)

10 Year Upside \$87,670

Princeton Village



	Total Cost	Rebate	Net Cost	Annual Savings
214 A	\$16,932	\$8,466	\$8,466	\$2,151
214 B	\$16,928	\$8,464	\$8,464	\$2,445
236 C	\$13,128	\$6,564	\$6,564	\$1,705
230 D	\$16,928	\$8,464	\$8,464	\$2,138
226 E	\$16,928	\$8,464	\$8,464	\$2,126
220 F	\$13,128	\$6,564	\$6,564	\$1,623
9 G	\$13,128	\$6,564	\$6,564	\$1,633
TOTALS:	\$107,100	\$53,500	\$53,500	\$13,821

Payback in 3.8 years

(without incentive = 7.6 years)

10 Year Upside \$84,710

Thank You!

www.princetonproperties.com

