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Cummings Properties completes energy efficiency program in 40 buildings; saves 5.5m kW annually

January 26, 2012 - Green Buildings

Cummings Properties has completed a major energy efficiency project that will save 5.5 million kilowatt hours annually, or enough electricity to power 550 typical homes for a year.

One of the most extensive efforts of its kind in the region, the project involved the replacement of nearly 15,000 light fixtures throughout 40 buildings in Woburn, Stoneham, Sudbury, and Burlington. It is expected to save tenants an estimated \$900,000 in utility charges annually. The Woburn-based firm recently completed a similar sized lighting retrofit project at the 2 million s/f Cummings Center in Beverly.

"The environmental benefits cannot be overemphasized, and our clients will realize savings while enjoying upgraded lighting quality," said Gary Gresh, Cummings' sustainability manager. "This is a win-win scenario."

In order to maximize savings, Cummings Props. employed Atlantic Boston Construction, a closely held affiliate, which tapped its in-house sustainability, purchasing, construction and project management teams. Cummings also worked with local distributors and subcontractors, primarily B.F. Garvey & Sons Electrical Contractors. The project was completed over the past year, with no charge to tenants.

Cummings' electric utility provider, NSTAR, was a full partner in the project by providing technical assistance and the financial backing necessary to make this project a reality.

"We are pleased to have partnered with Cummings Properties on this significant energy efficiency project," said NSTAR program manager Augustine Pimentel. "It is a pleasure to work with companies like Cummings Properties that are so committed to reducing their energy use."

In addition to the recent lighting upgrade, Cummings has completed a number of energy efficiency upgrades in many of its buildings. Most recently, variable frequency drivers were installed in buildings with central heating and cooling systems in order to adjust pump and fan speeds to match demand. In some cases, these devices have reduced common area electrical consumption by more than 50%.

More than 300 businesses welcomed the initiative with appreciation and cooperation, including corporate headquarters, major software developers, biotechnology and pharmaceutical research firms, high-tech startups, law and healthcare practices, and a multitude of small businesses.

Louis Guarracina from HighRes Biosolutions complimented Cummings' ability to oversee such a large-scale project with minimal disruption.

Guarracina said, "The work was done quickly and efficiently. The new fixtures produce much better light, and the fact that they have saved us money is even better!"

These efforts are prime examples of Cummings' history of commitment to sustainability at its 10 million s/f of prime commercial space in 10 communities surrounding Boston.

Several buildings in the Cummings Props. portfolio have earned the Energy Star rating, and all new construction projects are designed to meet or exceed LEED standards, including 500 Cummings Center, 144 North Rd. in Sudbury, and its most recent building, 8 Cabot Rd. in Woburn. TradeCenter 128, Cummings Properties' LEED pre-certified campus in Woburn, is home to a major solar panel installation, and the water source heat pump system for the complex is supplemented with thermal energy harnessed from the walk-in coolers and freezers at Beacon Grille.

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