



Energy Efficiency Case Study

Brought to you by Unitil

Moran Square Apartments

Fitchburg, MA

Project Summary:

Unitil partners with local developer in a unique and one-of-a-kind energy efficiency project that will blend the renovation of not one, but two historic structures, and then connect the two buildings with new construction that meets the Mass Save Passive House certification path for energy efficiency incentive requirements.

A historic firehouse and former furniture store aim to revitalize the gateway to downtown with 44 energy efficient mixed-income residential apartments with 50 percent dedicated to affordable housing along with 8,400 sq. feet of commercial retail space.

The residential units, now available, are highly efficient and are expected to use approximately 50 percent less heating energy versus a building that only meets the minimum building code. Unitil provided incentives of \$141,350 in energy efficiency rebates as well as technical assistance for the project that ultimately cost about \$16 million overall to complete. The improvements are expected to save over 172,000 kWh per year of electricity and more than 1,650 therms of natural gas per year. The savings in electricity alone represent what 23 homes typically use annually.

“This project is really neat for several reasons: in that it spans both residential and commercial energy efficiency programs while pursuing the highest standards of energy efficiency (building performance); and it is being done in two buildings on the National Register of Historic Buildings.”

— Joe Van Gombos, Senior Energy Efficiency Program Coordinator for Unitil

Annual Energy Savings

172,000 kWh (estimated)

Annual Natural Gas Savings

1,650 therms (estimated)

Total Project Cost

\$16 million

Unitil Incentive

\$141,350

About Mass Save:

Together, we make good happen for Massachusetts. Your local electric and natural gas utilities and energy efficiency service provider are taking strides in energy efficiency: Berkshire Gas, Cape Light Compact, Eversource, Liberty Utilities, National Grid and Unitil. As one, we form Mass Save®, with the common goal of helping residents and businesses across Massachusetts save money and energy, leading our state to a clean and energy efficient future.

WE ARE MASS SAVE®:



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