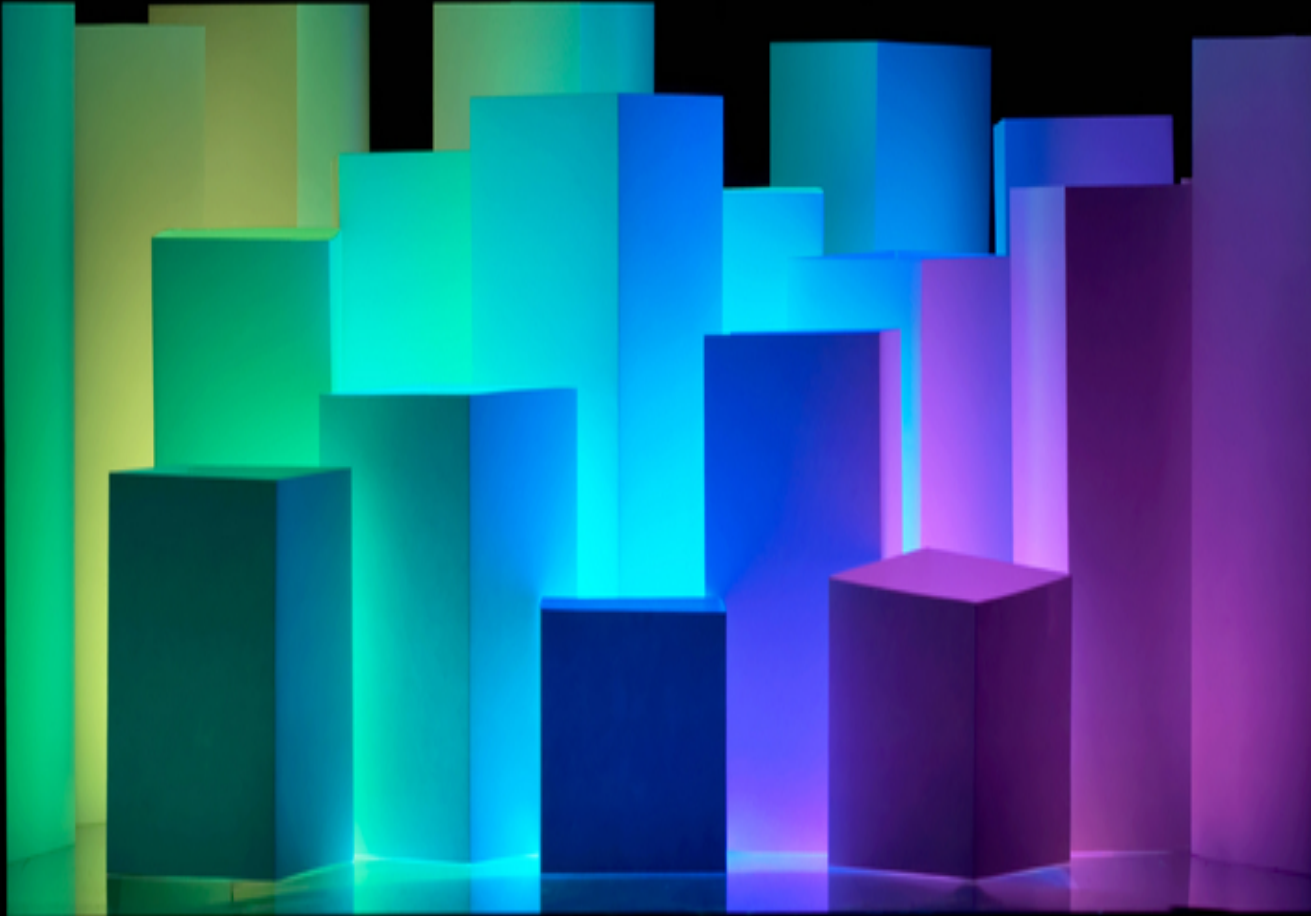


Fairfield County Energy Efficiency and Conservation Initiative



June 27, 2007

Partners

- CL&P and UI
- Business Council of Fairfield County
- State of Connecticut (OPM, DEP, DPUC)
- Energy Star (DOE/EPA)
- Contractors: PECCI, RLW Analytics

Background

ISSUE:

Economic Competitiveness of Fairfield County

Goal:

- Position Fairfield County as the most energy efficient economy in the Tri- State area

Challenges:

- Capacity Constraints in Southwest Connecticut
- High Cost(highest in continental US; \$.18 per kWh)
- Reluctance of building owners to invest in energy efficiency

STRATEGY

- Utilize the ENERGYSTAR Benchmark to drive behavior; well managed companies operate in well managed energy efficient buildings
- Benchmark 10 million ft² of space of Fairfield County office buildings.
- Average score: 24 UGH OH
- Now what do we do?

Retrocommissioning

- 5 buildings selected with 3 million sq ft
- Total building systems audit
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Selection criteria for RCx pilot

- ENERGYSTAR Score of less than 50%
- Age of HVAC equipment
- Corporate interest in the project
- No major planned renovations or retrofits for the next three years

Energy Benefits

- Total energy savings are about 4.2 million kWh per year
- About 7% reduction for all buildings
- \$643,000 annual savings
- Payback averaged 6 months

Environmental Benefits

- Annual estimated emission reductions
 - 2,330 tons of CO₂
 - 8,600 pounds of SO₂
 - 2,300 pounds of NO_x
- CO₂ emission reductions equal to removing about 400 cars from the road

The Fairfield County Model

- Partnership with senior-level executives essential
- Roll of the Business Council as convenor and mediator
- Re thinking the financial equation
- Senior executives view vs facility manager
- The problem with utility incentives

Lessons from the Pilot Project

- Strong desire for participation in Phase II
- Cost share of 50%
- PILOT demonstrated that efficiency can be financed out of savings
- Facility managers engaged in on going improvement.
- Transformational change at corporate level