



Energy Efficiency Case Study

Four Seasons of Colchester Apartments
Colchester, Southeastern CT

Background

The Four Seasons of Colchester is a multifamily apartment complex located off Lebanon Avenue in Southeastern Connecticut. The community features one and two-bedroom apartments with amenities such as a clubhouse and fitness area. Guidance and a large incentive from Eversource helped with making the leap to all-electric, which means there is no fuel combustion of any type on-site. The complex includes 10 buildings, totaling 100 apartments, and in addition to a highly insulated envelope, features all LED lighting, ENERGY STAR appliances, mini-split heat pumps and EV charging stations.

Goal

Alan Williams, the project's developer, approached the The Four Seasons' development plan with energy efficiency and sustainability in mind. In the summer of 2020, Alan approached Eversource to help him create buildings that were not only high-quality sustainable construction, but also built with cutting-edge energy efficiency features and with incentives from Eversource to make the project affordable.

Outcome

Alan knew that partnering with Eversource early on could help integrate the most effective energy efficiency technology. He credits the guidance from Eversource in helping The Four Seasons make the leap to being an all-electric property, showing the development team that it would make the most sense for their goals of energy savings and efficiency. Due to The Four Seasons and Eversource partnership, the community now proudly features:

- Highly efficient insulation in the attics, blown perimeters and double insulation foam and insulated sills to help ensure comfortable temperatures throughout the year while also requiring very little energy to heat or cool indoor spaces.
- Mini-split heat pumps, which use far less energy than traditional forced air, offer a more efficient heating and cooling solution, while Energy Recovery Ventilators (ERV's) in each unit allow for clean air circulation with minimal heat transfers or loss of energy.
- ENERGY STAR appliances that are all electric, meaning there is no combustion on site even for water heaters.
- LED lighting throughout the apartment complex and in the individual units.
- EV charging stations for residents looking to reduce their carbon footprint beyond the walls of their homes.

The energy efficiency improvements implemented provide the development with a Home Energy Rating System (HERS) rating score of 40-45, an exceptionally good score which implies that the complex's buildings are 55-60 percent more energy efficient compared to a standard new home.

"We reached out to Eversource on this project as a result of having been working with the ENERGY STAR program on the community that we built next door. We've been to a number of their seminars and we found that they were very helpful. When you want to do it right, go to where the experts are." – Alan Williams, The Four Seasons of Colchester Developer

As of October 2021, seven out of ten of the multifamily buildings at Four Seasons have completed their energy efficiency upgrades. The three remaining buildings are expected to be completed this year. Overall, the estimated savings are about 305,000 kWh annually and The Four Seasons of Colchester receive a \$3,000 incentive from Eversource for each unit. This equates to a projected \$300,000 in incentives from Eversource to complete the energy efficiency upgrades.

Full Project Estimated Savings

Total Net Annual kWh - 304,668
Total Net Lifetime kWh - 5,522,244
Total Summer kW - 28.50
Total Winter kW - 130.00
Total Incentive - \$300,000.00

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