



CASE STUDY

Millville Housing Authority – Jaycee Plaza

The Millville Housing Authority is a federally funded agency in Millville, NJ, that provides affordable housing to low to moderate income families, seniors, and people with disabilities. In 2006, the Housing Authority hired GreenTech Energy Services to help lower energy and operating costs in an 8-floor high rise with 90 apartments.



The lighting in the lobbies and stairwells was outdated, and the lenses on many fixtures were milky or missing altogether. Fixtures were retrofit with T8s and electronic ballast, resulting in better color rendering, reduced flickering, improved efficiency, reduced maintenance and optimum light output. Without the retrofit, the ballast for all lighting would have become obsolete within several years, incurring a major expense to both material and labor budgets.

Hallways were served by an exhaust fan system that ran continually unless the outdoor temperature dropped below 45 degrees F. GreenTech provided a programmable thermostat that allows the hallway ventilation system to operate only when the hallway temperature is 80 degrees F or above. Fan usage dropped by 3628 hours per year.

Energy & Cost Savings:

Total Cost of the Project = \$126,492
Utility Rebate = \$7043
Payback = 5 years
KW Saved = 95
KWH Saved = 349,330
KW Savings = \$3,303
KWH Savings = \$23,171
Annual Energy Savings = \$26,474
Operational Savings = \$4,371
Total Annual Savings = \$30,845



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