



TOWN OF READING AND READING PUBLIC SCHOOLS

Reading, MA

The Town of Reading's repeated collaboration with NORESKO since 2009 has allowed it to accomplish more than \$10 million in broad-based infrastructure improvements to municipal buildings and schools while conserving capital.

In response to rapidly escalating energy demands and costs, the Town of Reading demonstrated leadership in energy sustainability by engaging in energy savings performance contracting (ESPC) with NORESKO in 2009. This project targeted the town's energy use baseline through strategic energy infrastructure improvements. The scope of work included replacement of selected existing equipment as well as the integration of new, modernized infrastructure, such as a comprehensive web-based control system for central management of building systems.

The project benefitted from supplementary funding from government legislation and utility incentives. These grants and incentives enabled an even greater array of measures than what would have been otherwise possible.

Building on this successful partnership, Reading leaders engaged NORESKO for a second phase of performance contracting in 2021. The project prioritized climate action through avoidance of greenhouse gas emissions across thirteen municipal buildings and schools. In total, the second phase is guaranteed to reduce the town's annual use of electricity by 1.25 million kWh and its use of natural gas by nearly 43,000 therms.

To ensure success in the second phase, NORESKO employed full-time onsite project management to oversee the contract work. This approach allowed NORESKO to address immediate considerations such as safety, security, and mitigating disruptions to daily operations in a timely manner.

Through its continued partnership with NORESKO, the Town of Reading has realized significant and persistent savings and decarbonization results. The town's achievements not only highlight its dedication to energy efficiency, but also underscore the economic viability and long-term value of investment in energy efficiency.

Phase 1 Project Cost: \$5.5 million

Phase 2 Project Cost: \$5.0 million

Phase 1 Annual Cost Savings: \$319,735

Phase 2 Annual Cost Savings: \$236,746

Contract Type: ESPC

Technical Highlights:

- Interior and exterior LED lighting and traffic lights
- High-efficiency boilers and chillers
- Energy management systems equipment and control strategies
- Water conservation measures
- Energy-efficient heating upgrades and air-cooled condensing unit
- High-efficiency transformers, motors and variable frequency drives

"This new initiative builds on the tremendous success between the town and NORESKO's first performance contracting effort and will inevitably pay dividends into the future while also securing a more energy-efficient community."

Fidel Maltez

Former Town Manager
Reading MA

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