



## TOWN OF IPSWICH

Ipswich, MA

*In years past, the Town of Ipswich achieved energy and carbon savings through specific grant-funded projects. Now Ipswich will implement even more building system and decarbonization improvements through an energy savings performance contract project with NORESCO.*

### PROJECT OVERVIEW

After a competitive process resulted in NORESCO's selection as the town's contractor, leaders worked closely with NORESCO to define a project aligned with community objectives, fiscal responsibility, grant and utility incentive offerings, and building needs. NORESCO engineers studied the town's buildings and infrastructure, seeking opportunities to improve energy efficiency, system resiliency, and operations.

During a rigorous municipal review process, town leaders decided to focus on building improvements and replacement of systems nearing the end of their useful life. The project will include a range of town facilities that include academic, administrative, utilities, public safety, and recreational.

The project scope includes eight energy and water conservation measures that will collectively deliver more than \$200,000 in guaranteed annual savings over the 20-year performance period. At the Town Hall, a primary focus of the project is converting the 30-year-old natural gas-fired heating system to a modern variable refrigerant flow (VRF) air-source heat pump system powered entirely by electricity.

A \$500,000 grant through the Massachusetts Department of Energy and Resources (DOER) Green Communities program and more than \$550,000 in energy efficiency incentives from National Grid will help offset the cost of the project.

By combining critical system replacements with forward-looking investments, the town will enhance comfort conditions for building users, improve resiliency, and achieve measurable financial and environmental benefits.

**Project Cost:** \$4.5 Million

**Annual Cost Savings:** \$213,168

**Contract Term:** 20 Years

**Contract Type:** ESPC

### Technical Highlights:

- New VRF heat pump system
- LED lighting upgrades
- Energy management system upgrades
- New energy efficient transformers
- Building weatherization
- Domestic water conservation
- Heat pump emergency generator block heater
- HVAC coil cleaning and coating

*"This project is a game changer — not just for comfort and reliability, but for long-term cost savings. I've never seen a capital project that pays for 80% of itself through energy and maintenance savings."*

Brian Blake, Superintendent of Schools  
Ipswich Middle/High School  
April 2025 Interview

### NORESCO

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