



**Rhode Island Energy™**  
a PPL company

# Reducing energy usage and annual spending at Rhode Island multifamily property

## Villa Anginette Apartments



The Rhode Island Energy Multifamily Program offers significant incentives to property owners for comprehensive efficiency upgrades. This project for Villa Anginette Apartments demonstrates how the program can cost-effectively take a holistic approach to a multifamily building to reduce energy use and realize substantial cost savings.

**Villa Anginette Apartments partnered with Rhode Island Energy to reduce energy usage and save money at their multifamily facility.**

### The Project

The owner of Villa Anginette Apartments reached out to the Rhode Island Energy Multifamily Program for a no cost energy assessment of the 13-unit building. The energy audit found that the boiler room contained an older gas-fired atmospheric boiler that was still in use for heating. The system pumps were original to the building, and there was a considerable amount of uninsulated pipe running through unconditioned spaces.

The assessment also found opportunities to improve the performance of the building envelope, especially in the attic and basement.

### The Solution

The owner elected to fully capitalize on the Multifamily Program offerings by implementing all of the assessment's recommendations:

- Replacing the existing boiler with a high-efficiency (98%) condensing unit
- Upgrading the system pumps to high-efficiency, electronically commutated motors (ECMs) with variable-frequency drives (VFDs) for speed control
- Installing more than 400 linear feet of heating and domestic hot water pipe insulation
- Air sealing in the attic and basement chases, top plates, plumbing and wiring penetration and other typical leakage points in the building
- Adding R-38 blown-cellulose insulation to the open attic space, including soffit baffles
- Installing weatherstripping and damming material around the attic hatch, as well as installing a fiberglass batt to the basement sill



**Villa Anginette Apartments worked with Rhode Island Energy to install over 400 linear feet of heating and domestic hot water pipe insulation.**

# Villa Anginette Apartments Case Study



Rhode Island Energy helped Villa Anginette Apartments replace their existing boiler with a high-efficiency (98%) condensing unit.

Villa Anginette Apartments Project	
Total cost:	\$51,115
Rhode Island Energy incentives:	\$23,243
Customer cost:	\$27,872
Estimated annual kWh savings:	2,156 kWh
Estimated annual therms savings:	2,989 thm
Estimated annual maintenance savings:	\$800
Expected annual cost savings:	\$4,432

“This was a big investment for me. Working with the program was a great decision. My rep was knowledgeable, personable, and really listened to my personal situation. He broke everything down for me and explained how I was wasting money each year. We are already seeing significant savings.”

*Arthur-Paul Petrosinelli  
Owner, Villa Anginette Apartments*

To arrange for a no cost consultation for your multifamily property, call us at 888-633-7947 or visit our website at [rienergy.com/multifamily](http://rienergy.com/multifamily).



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