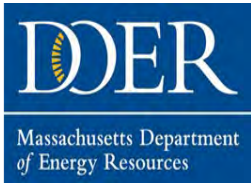


**NESEA PRESENTATION**  
**MASSACHUSETTS ENERGY STORAGE**  
**ACCOMPLISHMENTS & NEXT STEPS**

MARCH 15, 2019

**AMY MCGUIRE**



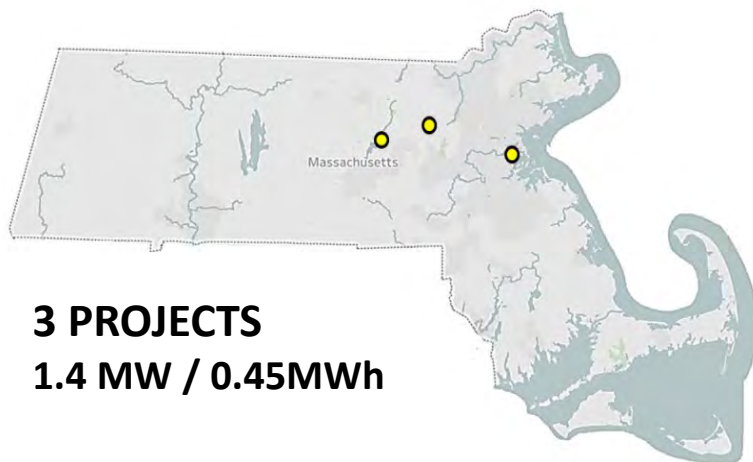
# INTRODUCTION

- Amy McGuire
  - MA DOER. Emerging Technology Division – Energy Storage and Resiliency Program Coordinator
  - Focused on:
    - Advancing Commonwealth Energy Storage (ACES)
    - Clean Peak Standard (CPS)
    - Community Clean Energy Resiliency Initiative (CCERI)
    - Various ongoing initiatives

# MASSACHUSETTS ENERGY STORAGE SUCCESS

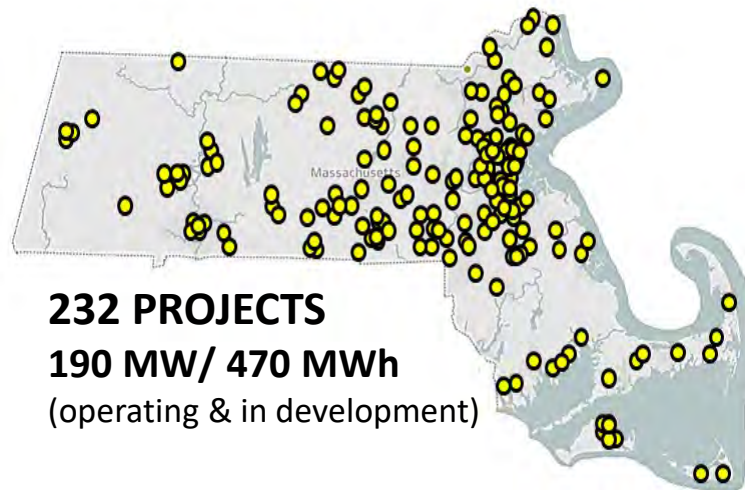
- Since launching our **Energy Storage Initiative** in 2015, Massachusetts has become a national leader for policies and programs for storage deployment

**2015**



**National Ranking: #23**

**January 2019**



**National Ranking\*: #2**

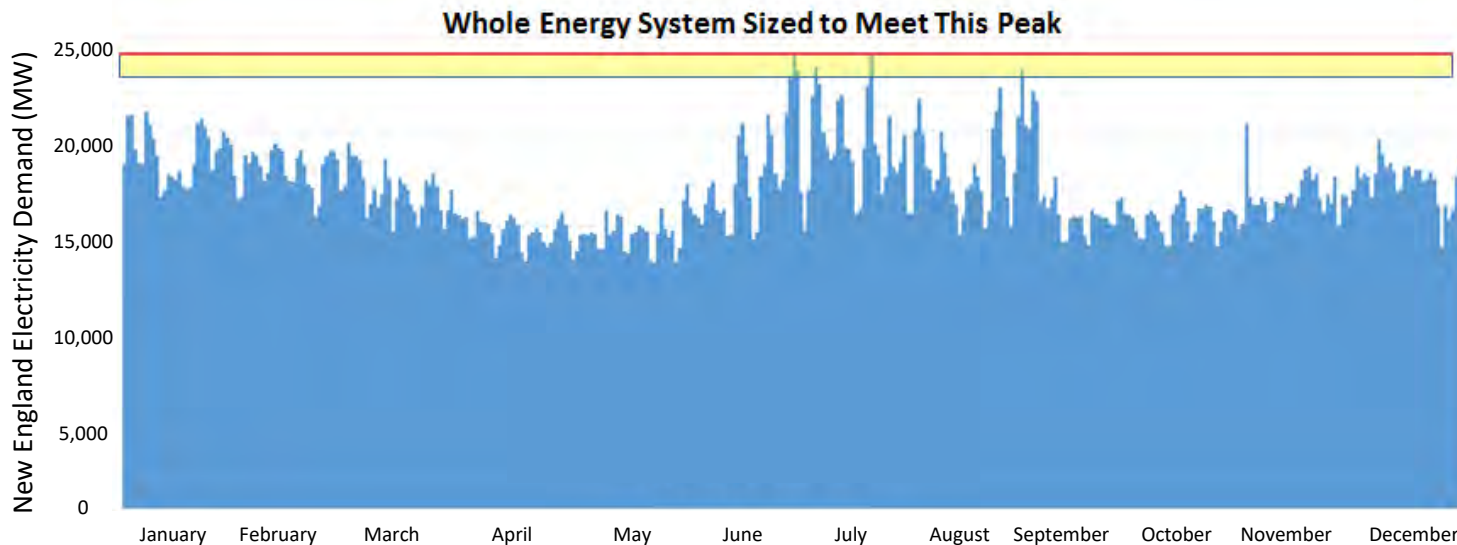
# BENEFITS OF STORAGE

*Recent advances in new storage technologies have made wide-scale storage of electricity possible*

Historically the inability to store electricity (other than pumped hydro storage), required the power grid to be sized for the highest annual peak demand resulting in inefficiencies, underutilization of assets, and high cost.

Storage is “Game Changer”:

- Allows use of energy generated during low cost periods to serve load during expensive peak
- Defers investment in transmission and distribution “wires”, reduces need for “peaker” plants
- Enables wind and solar energy to be used when the sun isn’t shining and the wind isn’t blowing
- Provide resiliency during severe weather
- Benefits increase as we electrify transportation and thermal sectors



**In 2015 :**  
**The top 1% of**  
**Hours accounted**  
**for 8% of MA**  
**Spend on**  
**Electricity**

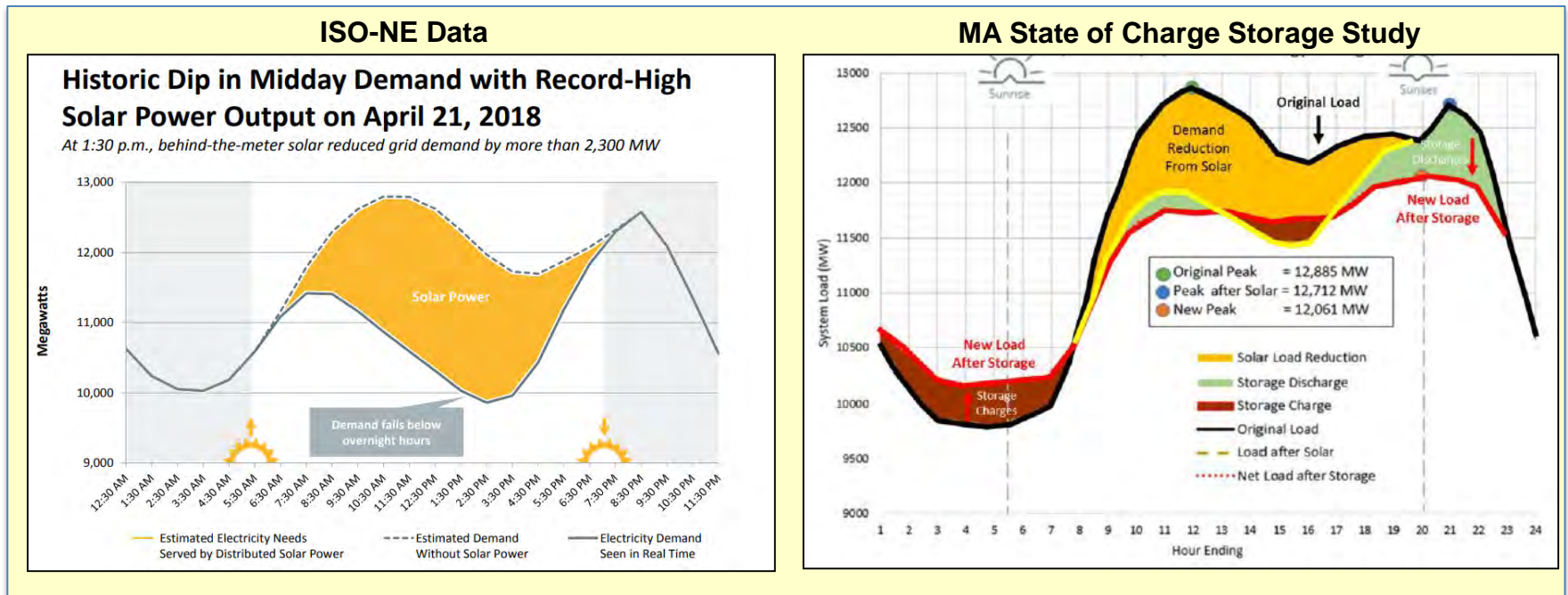
**Top 10% of**  
**Hours accounted**  
**for 40% of**  
**Electricity Spend**

# STORAGE IS A SOLUTION FOR INTERCONNECTING SOLAR

Storage can assist with the PV “Duck Curve” load profile

Storage can assist with PV reverse power flows and substation overloading

- After SMART is completed, over 4,000 MW of solar in MA
- MA has peak load of approximately 12,000 MW and minimum daytime load of approximately 6,000 MW
  - By 2022/2023, solar may meet 1/3 of peak load and 2/3 of min daytime load



**Storage is a flexible resource that can assist with interconnection of DERs**

# KEY POLICY ACTIONS AND MILESTONES TO PROMOTE STORAGE DEPLOYMENT

## 2016

- DOER and MassCEC published the “State of Charge” Energy Storage Study
- Storage included in Comprehensive Energy Legislation
  - Defined storage, clarified utilities may own storage, authorized DOER to set target

## 2016/2017

- Funded Grant and Demonstration opportunities
  - **\$20 million Advancing the Commonwealth Energy Storage (ACES) Program** funded 26 storage projects to demonstrate multiple applications and use cases
  - **\$40 million Community Clean Energy Resiliency Initiative**, includes storage
  - **\$4.6 million Peak Demand Reduction grants**, includes storage
  - Utility demonstrations of storage in Energy Efficiency programs
  - Made eligible for Green Communities technical assistance grants



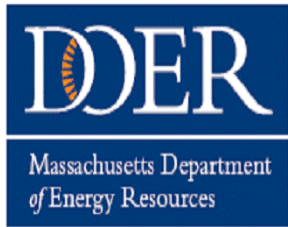
**Sterling**  
2 MW / 3.9MWh ESS  
Community Resilience Grant



**Holyoke**  
3 MW / 6 MWh ESS  
Peak Demand Grant



**Braintree MLP**  
2 MW / 4.2 MWh ESS  
ESI-ACES Grant



# KEY POLICY ACTIONS AND MILESTONES TO PROMOTE STORAGE DEPLOYMENT

## 2017

- DOER set 200 MWh Target for Storage in MA by Jan 1, 2020
  - 3<sup>rd</sup> state in nation to set a target for storage deployment
- DPU approved electric distribution companies proposals for utility storage
  - National Grid Owned Solar approved to pair with storage
  - Eversource rate case approved \$45 million for storage on Cape Cod & Martha's Vineyard
  - National Grid announces "non wires" solution to peak demand on Nantucket

## 2018

- DOER launched SMART solar incentive program with 1<sup>st</sup> in nation incentive "adder" for storage paired with solar
  - 135 projects with 70 MW/150 MWh of storage have submitted applications to date
- Legislation increased Storage Target to 1,000 MWh by 2025
- 1<sup>st</sup> in nation Clean Peak Standard announced
- Storage included in Next Three Year Statewide Energy Efficiency Plan 2019 – 2021, including specific goals for Active Demand reduction in Summer and Winter
- Eight standalone storage projects totaling 956MW submitted applications in the ISO-NE interconnection queue

# MA STORAGE ECONOMIC DEVELOPMENT LANDSCAPE

## Large corporations basing storage business in MA



Enel Green Power  
€ 3B Revenue  
North American HQ  
*Andover*



Lockheed Martin  
\$51B Revenue  
Energy Storage Division  
*Cambridge*



NEC  
\$24B Revenue  
Energy Solutions HQ  
*Westborough*



Schneider Electric  
€ 25B Revenue  
North American HQ  
*Andover*

## Project Developers and Installers

BlueWave  
Borrego  
Lodestar  
Nexamp  
NextEra  
Solect  
SunBug  
Sunrun  
Syncarpha  
Tesla

## Universities with Storage Research

BC  
BU  
Harvard  
MIT  
NEU  
Tufts  
Umass  
WPI

## MA-based Storage Start-ups

24M Technologies  
Acumentrics  
Ambri  
Beacon Power  
Boston Power  
Exponent  
FastCap Systems  
General Compression  
IHI Energy  
Kinetic Battery  
Levisys  
Lithio Storage  
Mosaic Power  
Pellion  
Protonex  
SiEnergy Systems  
SparkCharge  
Sparkplug Power  
SolidEnergy Systems  
Solvus Global  
Vionx  
Titan Advanced Energy  
Xiletric  
WattJoule



# PRIORITIES & NEXT STEPS

## ➤ DOER/MassCEC Storage Stakeholder discussion series

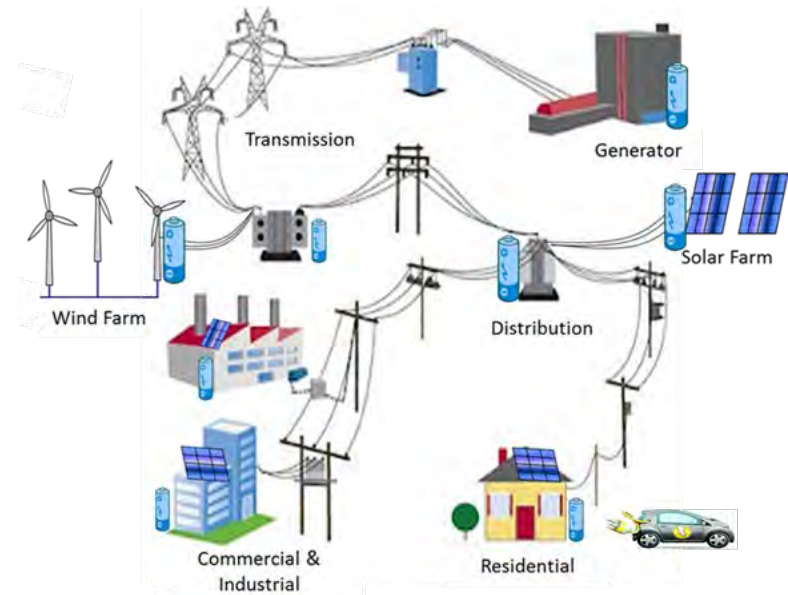
- Focus on project development issues: Interconnection, metering/telemetry, permitting and inspections, financing

## ➤ Potential working group (DOER/EEA/DPU/EDCs) to standardize distribution interconnection process

## ➤ Continue to promote the pairing of Renewables with Storage

- Implement Clean Peak Standard
- Evaluate incentives for adding storage to pre-SMART solar projects
- Evaluate stronger requirements for pairing Solar and Storage in future SMART program
- Analyze ways to encourage storage + Off-shore Wind in DOER's OSW study

## ➤ Review results of ISO-NE Capacity Auction



# PRIORITIES & NEXT STEPS

- **Work with ISO-NE on rules for storage paired with renewables in the wholesale market**
  - Define process for adding storage to existing renewable generation
  - Interconnection study methodology for storage paired with renewables
- **Continue to promote use of storage in Distribution System Planning as “non-wires” alternative**
  - Participate in National Grid’s Rate Case
- **Evaluate price signals/rate structures to align storage charging/discharging with policy goals to reduce system peak and improve system utilization**
  - Explore EV time-of-use rate structures to promote charging off-peak
- **Promote co-location of standalone storage with electric vehicle (EV) charging infrastructure**
- **Study long-term potential of new long-duration storage technologies, such as hydrogen “power-to-gas”, breakthrough battery technology**



# Energy Storage as an Energy Efficiency Measure

Valuing storage for cost/benefit calculations  
The Massachusetts EE Plan

3/15/19

Todd Olinsky-Paul  
Project Director  
Clean Energy Group



MASSACHUSETTS  
CLEAN ENERGY  
CENTER



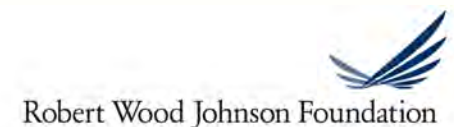
**CleanEnergy** Group  
Innovation in Finance, Technology & Policy



THE NEW YORK  
COMMUNITY TRUST

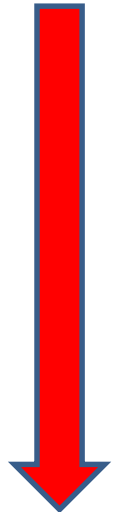


MFF



# State Policy Tools for Energy Storage

MARKETS

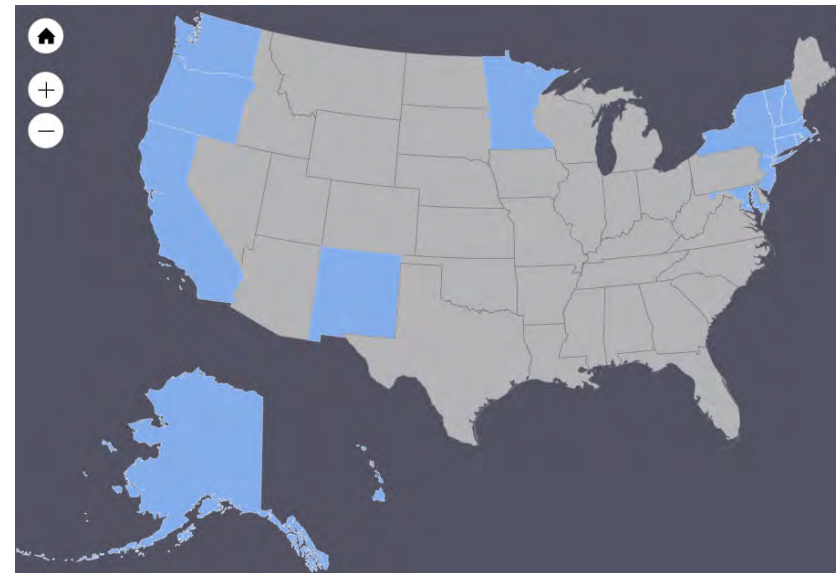


1. Studies and planning
2. Grants (demonstration projects)
3. Longer-term policy and programs
  - Utility mandates/procurement targets/portfolio standards
  - Incorporating storage into existing incentive programs (storage adders, storage as an efficiency measure)
  - Rebates/performance incentives
  - Tax incentives
  - Financing, clean energy financial institutions
  - Market-based tools and regulatory reform
  - Removal of barriers/soft costs
  - Technical assistance, tools, and resources



# States Policy Landscape

- Studies/Roadmaps
  - CA, NY, MA, NM, RI, OR, VT, NJ, MN, MD, others
- Grants/Demonstration projects
  - NY, NJ, MA, CA, WA, OR, VT, CT, Others
- Longer-term programs
  - Utility procurement targets
    - CA, OR, MA, NY, NJ
  - Rebates/Other incentives
    - Rebates (CA, NJ, NY)
    - State tax incentives (MD)
    - Storage adder in solar incentive program (MA)
    - IRP reform (NM, WA)



## Appendix B. Electric Efficiency Program Spending per Capita

State	2017 electric efficiency spending (\$ million)	\$ per capita	State	2017 electric efficiency spending (\$ million)	\$ per capita
Vermont	84.0	102.42	Arizona	115.4	18.85
Massachusetts	820.8	81.11	Missouri	100.0	18.41
Rhode Island	43.4	78.85	Ohio	198.8	18.08
Connecticut	153.9	43.03	Hawaii	20.8	14.55
Oregon	158.8	38.75	Indiana	87.0	13.12
Washington	281.8	38.87	Pennsylvania	184.1	12.84
Idaho	84.8	38.35	New Jersey	113.5	12.88
California	1,412.1	35.88	Montana	13.0	12.43
Iowa	112.3	35.82	Wisconsin	70.8	12.22
Maryland	201.5	33.50	Texas	257.7	8.25
Minnesota	185.0	28.89	Florida	180.3	8.23
Illinois	348.1	27.27	Mississippi	27.8	8.23
Maine	31.1	23.38	Tennessee	52.5	7.88
Arkansas	88.8	22.88	West Virginia	14.2	7.75
New York	450.1	22.80	South Carolina	28.8	8.01
Michigan	220.4	22.20	Georgia	55.5	5.38
District of Columbia	13.8	20.41	Nebraska	10.2	5.34
New Hampshire	28.1	18.55	South Dakota	4.4	5.08
Kentucky	84.7	18.08	Alabama	18.2	3.33
Delaware	18.2	18.08	Louisiana	7.3	1.57
New Mexico	38.7	18.80	Virginia	0.1	0.02
Wyoming	10.5	17.88	Alaska	—	0.00
North Carolina	180.8	17.82	Kansas	—	0.00
Colorado	88.2	17.38	North Dakota	—	0.00
Nevada	51.0	17.34	US total	6,811.7	20.25
Utah	51.4	18.85	Median	88.2	23.38
Oklahoma	88.0	18.82			

## Massachusetts Energy Efficiency Plan

- 3-year plan
- Budget > \$2 Billion
- First in the nation to include energy storage

# In Massachusetts, two conditions needed to be met before storage could be included in the efficiency plan:

- 1. Redefining efficiency.** In order to include storage within the energy efficiency plan, Massachusetts first had to **include demand reduction, a major application of battery storage, within the efficiency plan.** This underlying expansion of the Commonwealth's efficiency efforts to include demand reduction was formalized as early as 2008 with the Massachusetts *Green Communities Act*.
- 2. Showing that storage is cost-effective.** In order for energy storage to qualify for the efficiency plan, it first had to be shown to be cost-effective. This meant that **storage had to be able to pass a Total Resource Cost (TRC) test** with a benefit-cost ratio (BCR) equal to or greater than 1. This was demonstrated in our July, 2018 white paper (see *A cost/benefit analysis for energy storage*, below).

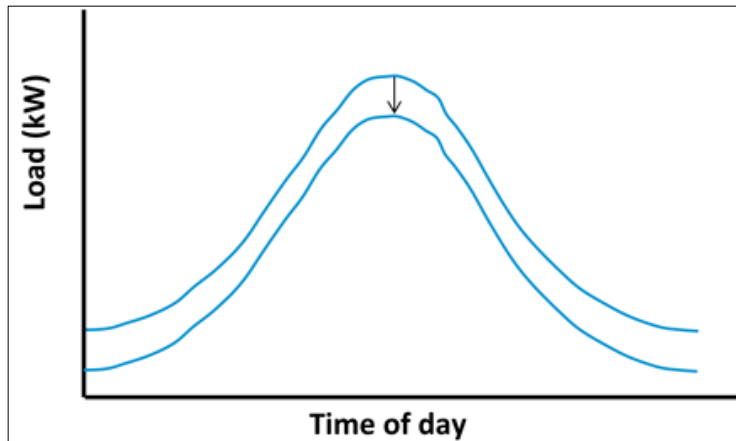


# 1. Redefining efficiency

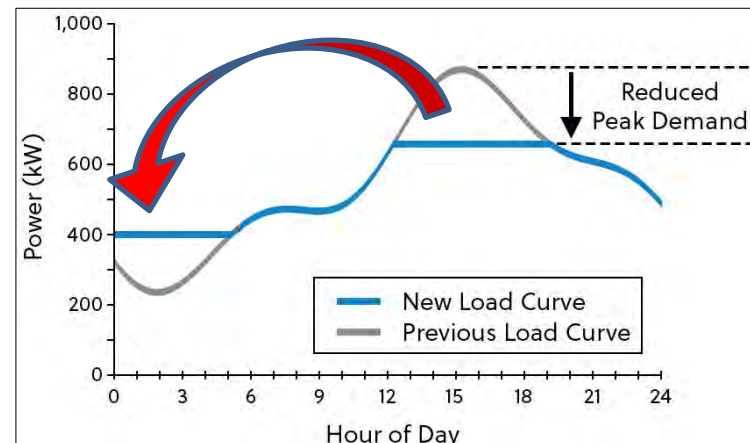
- Traditionally, electrical efficiency is defined as “using fewer electrons”
  - Storage does not normally qualify due to round trip losses
- Massachusetts expanded the traditional definition of efficiency to include peak demand reduction
  - Storage is well-suited to shifting peak demand, something traditional passive efficiency measures don't do

**Key concept: Not all load hours should be valued the same**

Traditional efficiency reduces overall consumption, but does not shift peaks

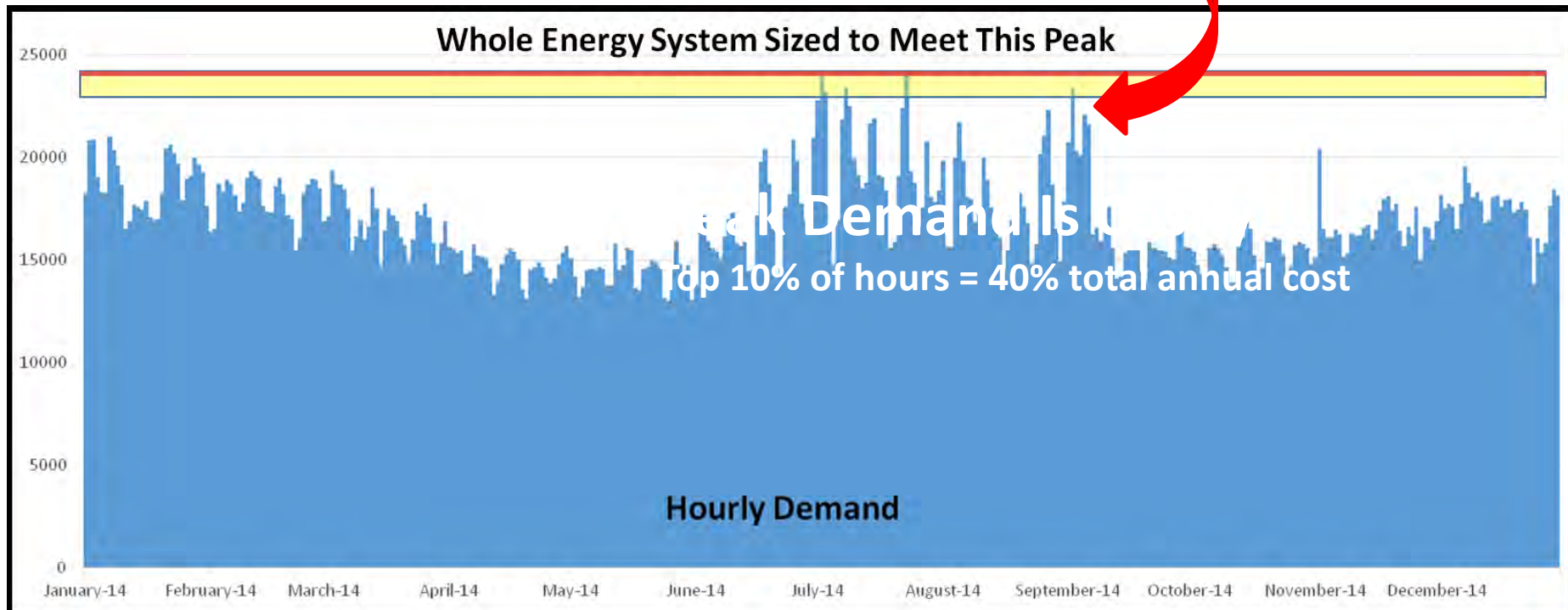


Peak demand reduction reduces peaks, but does not reduce net consumption



# The monetizable value of storage is partly due to the high costs of our oversized grid

The highest value of storage is in providing *capacity* to meet demand peaks... *not* in providing bulk energy.



From Massachusetts *State of Charge* report

# Case: Boston Medical Center



## Project goals:

- Resiliency
- cost savings
- power quality

## Project Economics

### Baseline Capacity Charges

#### Eversource T&D charge:

Summer = \$24.82/kW

Winter = \$18.86/kW

#### ISO-NE Capacity Cost (icap) charge:

\$9.96/kW-month



**Total:** Hospital is currently paying  
**annual demand costs of \$1,247,000**

# Redefining efficiency

Massachusetts ***Green Communities Act of 2008*** requires that efficiency program administrators seek “...all available energy efficiency **and demand reduction resources** that are cost effective or less expensive than supply.”

-Massachusetts state law, M.G.L. c.25, §21

Massachusetts ***State of Charge*** report of 2016 notes that “**Storage and other measures that shift load are firmly covered by the intent of the [Green Communities] Act**” and adds, “The 2016-2018 Statewide **Energy Efficiency Investment Plan (“Three Year Plan”)** identifies **peak demand reduction as an area of particular interest** in the term sheet and in the EEAC resolution supporting the Three Year Plan.... **Energy storage, used to shift and manage load as part of peak demand reduction programs, can be deployed through this existing process.**”

## 2. Showing that storage is cost-effective

To qualify for state energy efficiency plans, *storage must pass a cost/benefit test*

### Massachusetts Battery Storage Measures: Benefits and Costs

July 2018 – White Paper  
Applied Economics Clinic

**Table 17. Total benefits and costs**

Parameter for 2019	Low-Income	C&I
Total Electric Benefits (\$)	\$36,296	\$155,782
Total Resource Cost (\$)	\$13,163	\$46,322
<b>Benefit-Cost Ratio</b>	<b>2.8</b>	<b>3.4</b>

*Source: Applied Economics Clinic calculations*

Prepared for:  
Clean Energy Group  
Author:  
Elizabeth A. Stanton, PhD

[www.aecclinic.org](http://www.aecclinic.org)  
July 31, 2018  
[AEC-2018-07-WP-02]

CEG published independent economic analysis – July, 2018

# Storage BCRs from Massachusetts EE plan PAs

**NOTE: These numbers do not include non-energy benefits!**

BCRs	Cape Light			Eversource			National Grid			Unitil		
	2019	2020	2021	2019	2020	2021	2019	2020	2021	2019	2020	2021
<b>Residential Advanced Demand Management Program (A2a)</b>												
Program BCRs	1.6	2.4	2.4	1.0	1.4	1.6	1.5	2.4	2.5	0.7	1.1	1.2
Direct Load Control	4.9	6.6	7.4	5.0	5.0	5.0	5.3	5.5	5.3	5.2	9.6	9.6
Behavioral DR												
Storage System and Performance		3.0	3.0									
Storage Daily Dispatch				1.5	1.5	1.5	4.9	4.9	5.0			
Storage Targeted Dispatch				0.0	0.0	0.0	0.1	0.1	0.1			
EV Load Management								0.8	0.8			
<b>Income-Eligible Advanced Demand Management Program (B1b)</b>												
Program BCRs		2.3	2.4					2.4	2.4			
Direct Load Control												
Behavioral DR												
Storage System and Performance		3.0	3.0									
Storage Daily Dispatch												
Storage Targeted Dispatch												
EV Load Management												
<b>Commercial/Industrial Advanced Demand Management Program (C2d)</b>												
Program BCRs	7.5	4.6	4.7	2.9	2.9	2.8	7.9	4.8	4.9	2.7	2.9	3.1
Interruptible Load	9.7	9.8	9.8	7.9	7.9	7.9	7.5	7.5	7.5	4.2	4.2	4.2
Winter Interruptible Load												
Storage System and Performance		3.0	3.0									
Storage Daily Dispatch				1.7	1.7	1.7	4.9	4.9	5.0	6.2	6.2	6.2
Storage Targeted Dispatch				3.2	3.2	3.2	0.1	0.1	0.1	0.1	0.1	0.1
Custom	8.3	8.3	8.3		2.0	2.0	1.3	1.3	1.3			

# Massachusetts Energy Efficiency Plan Incentive Structure

- Three year plan > \$2 Billion (electric and gas)
- Storage measures are in new Active Demand Reduction program
- Incentive is for performance (load reduction), not installation
- New BTM storage is eligible (with or without renewable generation)
- Residential and commercial customers may participate
- Two programs offered:
  - Daily discharge - \$200/kWh (demonstration program)
  - Targeted discharge - \$100/kWh (full program offering)
- Incentive payment based on *average load reduction* during hours called by utility
- Discharges will be called in *three hour blocks*
- Incentive paid at end of each year
- Utilities execute 5-year contract with customers
- HEAT loans available for storage

# Anticipated Results (Deployment)

- Massachusetts 2019-2021 Energy Efficiency Plan includes BTM storage as a demand reduction measure
- Incentive payments = **~\$13 million** over three years
- Expected results = **~34 MW** new behind-the-meter storage

## Shortcomings:

- No enhanced incentive, financing or carve-out for **low-income customers**
- No up-front **rebate**
- Daily discharge proposal downgraded to demonstration program
- Cape Light Compact proposal was NOT approved as proposed
- Numerous omissions mean **storage BCRs are likely too low**



# Project Economics Example

A commercial customer participating in the targeted dispatch program installs a 30 kW battery. Assuming perfect call response:

30 kW battery = 10 kw/hr load reduction averaged over 3-hour calls

**Incentive payment calculation: 10 kW x \$100 = \$1,000 annual incentive payment**

Note: a customer installing new solar+storage could qualify for energy efficiency performance incentive *and* the SMART solar rebate with storage adder

Customers can participate in these programs while engaging in net metering *and* demand charge management

# Upcoming Report

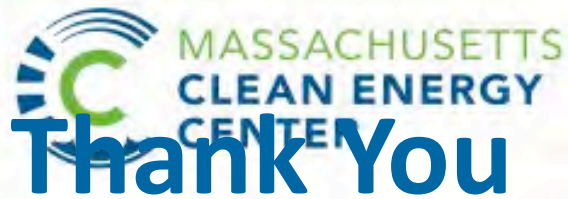
*New report to be published April 2019 by Clean Energy Group*

New report does four things:

1. Revises **battery storage BCR** for Massachusetts
2. Reviews and critiques **new storage incentive** in MA efficiency plan
3. Identifies issues and makes **recommendations for other states** to incorporate storage in efficiency plans
4. Assigns, for the first time, dollar values to **seven non-energy benefits of storage**
  - a) Avoided power outages (combines value to customer and value to grid)
  - b) Higher property values
  - c) Avoided fines
  - d) Avoided collections and terminations
  - e) Avoided safety-related emergency calls
  - f) Job creation
  - g) Less land used for power plants (expressed in acres)

# PRELIMINARY RESULTS

	Non-Energy Benefit (2018\$)
<b>1) Avoided power outages</b>	
Battery storage measure participants avoid outages, and all of the costs that come with outages for both families and businesses	Residential: <b>\$1.72/kWh</b> Commercial/Industrial: <b>\$15.64/kWh</b>
<b>2) Higher property values</b>	
Installing battery storage in buildings increases property values for storage measure participants by: (1) increasing leasable space; (2) increasing thermal comfort; (3) increasing marketability of leasable space; and (4) reducing energy costs	<b>\$5,325/housing unit</b> for low-income single family participants <b>\$510/housing unit</b> for owners of multi-family housing
<b>3) Avoided fines</b>	
Increasing battery storage will result in fewer power outages and fewer potential fines for utilities	<b>\$24.8 million</b> in 2012
<b>4) Avoided collections and terminations</b>	
More battery storage reduces the need for costly new power plants, thereby lowering ratepayer bills, and making it easier for ratepayers to consistently pay their bills on time. This reduces the need for utilities to initiate collections and terminations	Terminations and Reconnections: <b>\$1.85/year/participant</b> Customer calls: <b>\$0.77/year/participant</b>
<b>5) Avoided safety-related emergency calls</b>	
Increasing battery storage results in fewer power outages, which reduces the risk of emergencies and the need for utilities to make safety-related emergency calls	<b>\$10.11/year/participant</b>
<b>6) Job creation</b>	
More battery storage benefits society at large by creating jobs in manufacturing, research and development, engineering, and installation	<b>3.3 jobs/MW</b> <b>\$310,000/MW</b>
<b>7) Less land used for power plants</b>	
More battery storage reduces the need for peaker plants, which are more land-intensive than storage installations—benefitting society by allowing more land to be used for other purposes	<b>12.4 acres/MW</b>



Todd Olinsky-Paul  
Project Director  
CEG/CESA

Email for new report: [Todd@cleanegroup.org](mailto:Todd@cleanegroup.org)

CEG webinar on new report: April 4, 12:30 p.m. Webinar is free,  
register at <http://bit.ly/CESA-Webinar-4-4-19>

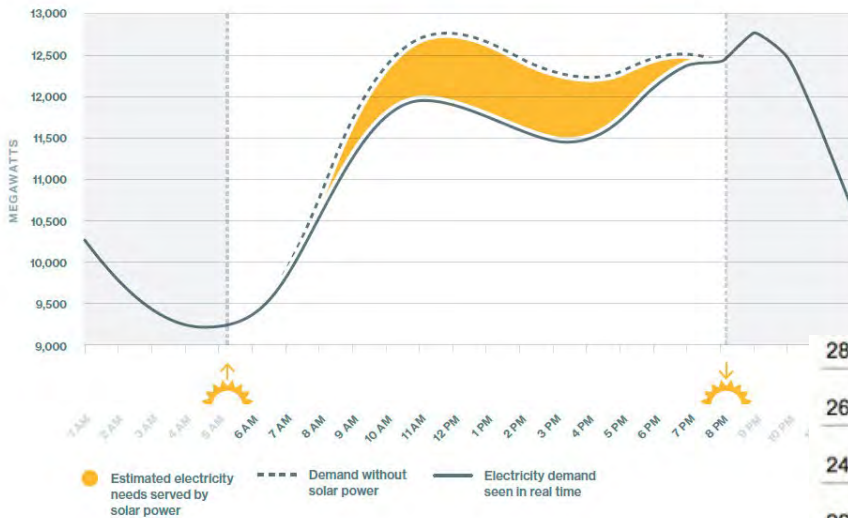
Website: [www.resilient-power.org](http://www.resilient-power.org)



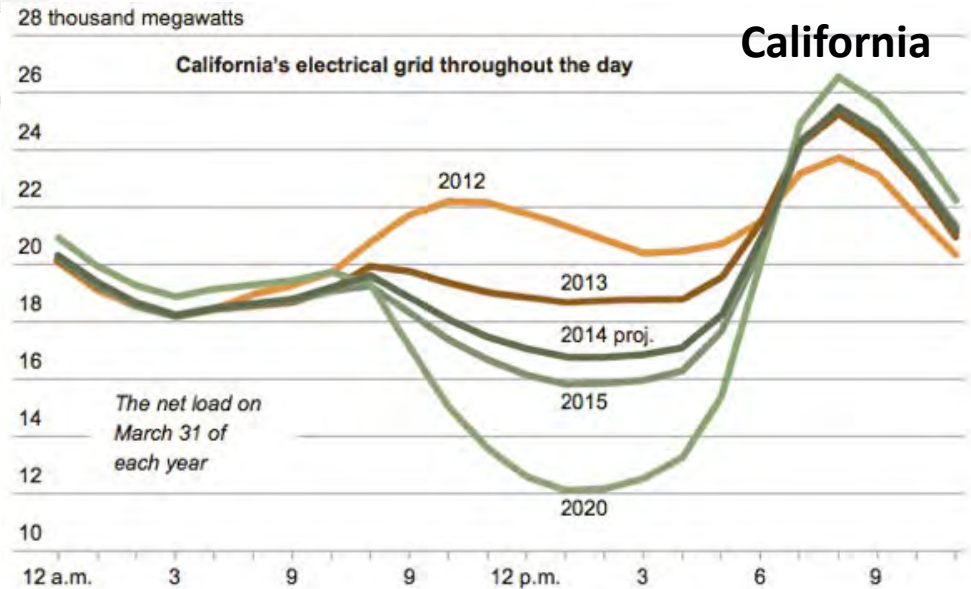
# Utility markets: capacity and transmission cost reductions

Solar Power's Effect on Regional Electricity Demand  
May 23, 2015

## New England



Increased solar production is reducing midday demand for grid power



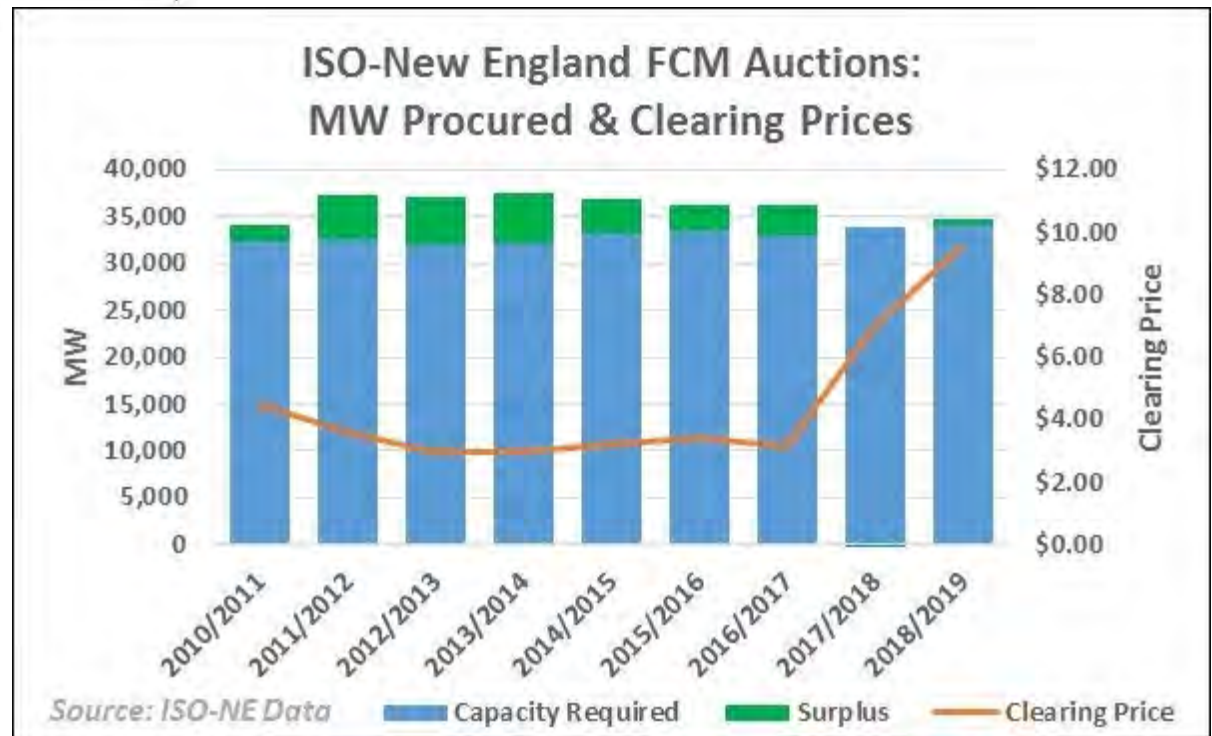
Source: CalISO

SMLD Capacity Clearing Price, ISO-NE.

Year	Price (\$/kW-Month)
2010-2011	\$4.254
2011-2012	\$3.119
2012-2013	\$2.535
2013-2014	\$2.516
2014-2015	\$2.855
2015-2016	\$3.129
2016-2017	\$3.150
2017-2018	\$7.025
2018-2019	\$9.551

**Result:**

**Electricity demand = flat or decreasing**  
**Capacity demand = increasing**



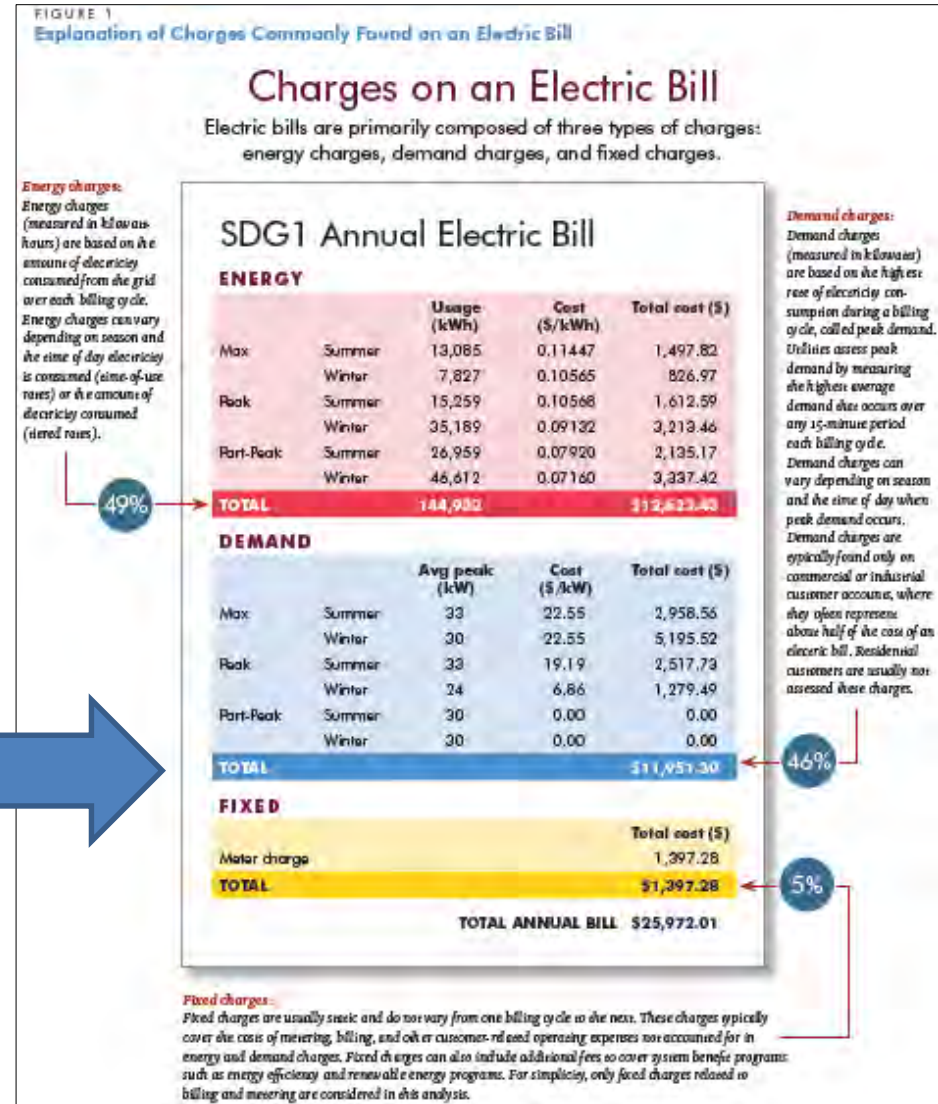
# Behind the Meter Markets

- Demand Charge Management
- Resiliency

## Demand Charge Management:

Commercial customers pay as much as **50%** of their monthly electric bill for demand charges

Energy storage can reduce demand charges by managing peak demand





# State policy example: Massachusetts Energy Storage Initiative

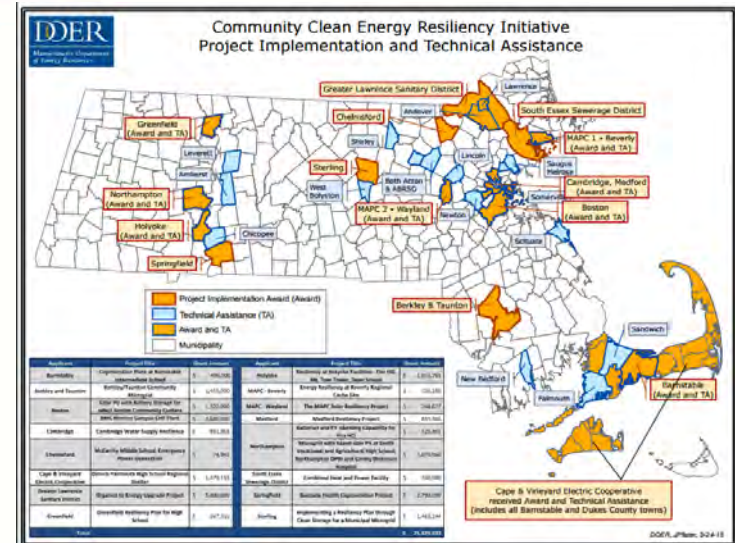


## • Current Policy/Programs

- CCERI \$40M resiliency grants (2014-2017)
- Energy Diversity Act (2016)
  - Utilities can own storage
  - DOER to assess need for utility procurement target
- *State of Charge* report (2016)
  - State energy storage roadmap and analysis; recommendations for energy storage policy and program development
- ACES \$20M Energy Storage Demonstration Grants (2017)
- SMART Solar Incentives with storage adders
- Procurement Target – 1,000 MWhs by 2025
- Storage added to EE plan (2019-2021)

## • Policy/programs in development

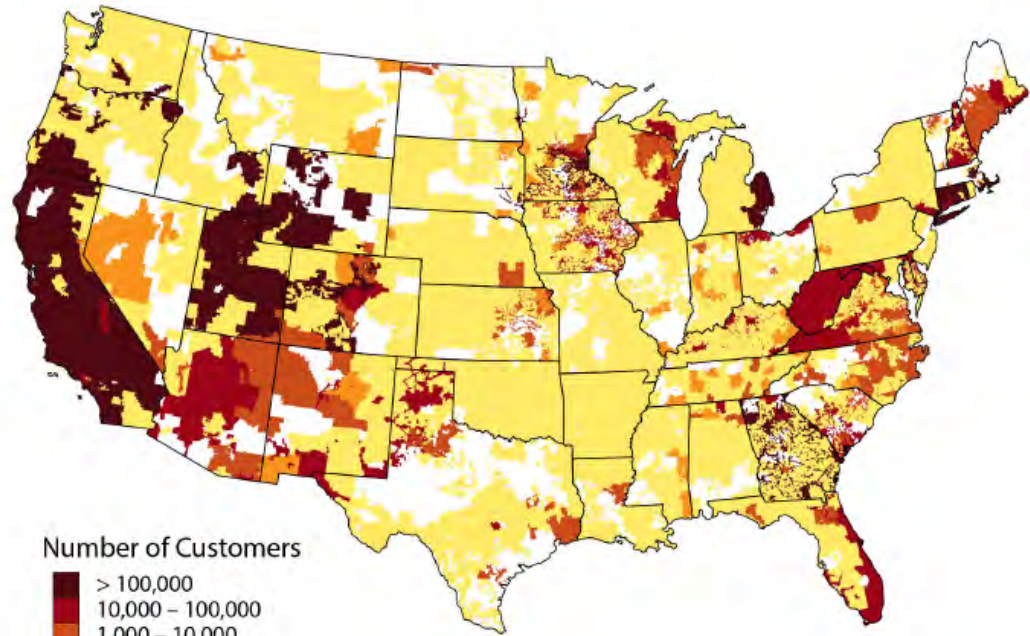
- Clean Peak Standard
- Microgrids program
- Resilient fueling stations program
- Grid modernization
- Storage inclusion in Alternative Portfolio Standard



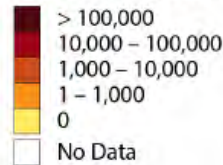
With federal and foundation support, CEG/CESA is providing free technical assistance to DOER awardees for project implementation, as well as to DOER and MassCEC for policy and program development; and we are extending this policy support to the other New England states.

# First National Survey of Demand Charge Rates

Based on a survey of more than 10,000 utility tariffs, **Nearly 5 million commercial customers may be paying more than \$15/kW in demand charges**



Number of Customers



*Darker areas on map = more customers paying high demand charges*

Figure 1. Number of commercial electricity customers who can subscribe to tariffs with demand charges in excess of \$15/kW.

**NREL**  
National Renewable Energy Laboratory

Identifying Potential Markets for Behind-the-Meter Battery Energy Storage: A Survey of U.S. Demand Charges

**SUMMARY**

This paper presents the first publicly available comprehensive survey of the magnitude of demand charges for commercial customers across the United States—a key predictor of the financial performance of behind-the-meter battery storage systems. Notably, it is estimated that there are nearly 5 million commercial customers in the United States who can subscribe to retail electricity tariffs that have demand charges in excess of \$15 per kilowatt (kW), over a quarter of the 18 million commercial customers in total in the United States.<sup>1</sup> While the economic viability of installing battery energy storage must be determined on a case-by-case basis, high demand charges are often cited as a critical factor in battery project economics.<sup>2</sup> Increasing use of demand charges in utility tariffs and anticipated future declines in storage costs may also serve to unlock additional markets and strengthen existing ones.

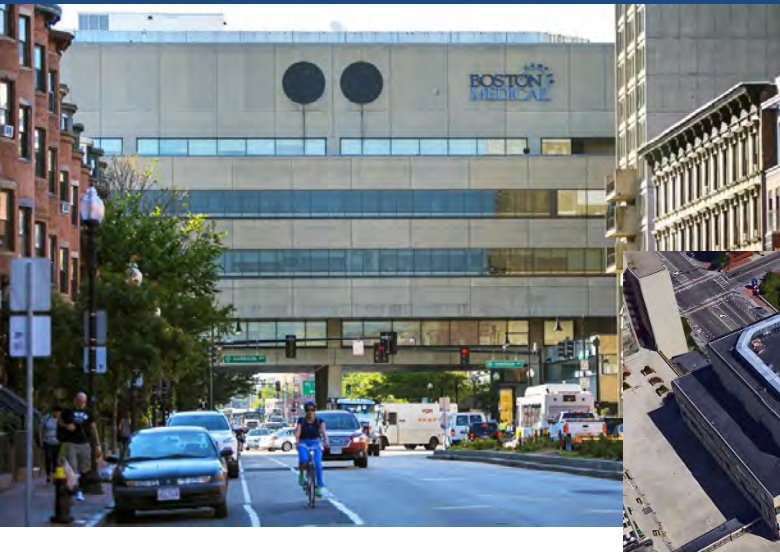
Number of Customers

Dark Red	> 100,000
Red	10,000 - 100,000
Orange	1,000 - 10,000
Yellow	1 - 1,000
White	0 No Data

Figure 1. Number of commercial electricity customers who can subscribe to tariffs with demand charges in excess of \$15/kW.

NREL is a national laboratory of the U.S. Department of Energy, Office of Energy Efficiency and Renewable Energy, operated by the Alliance for Sustainable Energy, LLC.

# Boston Medical Center



1,060 kW / 2,120 kWh battery connected to existing CHP



## Project goals:

- Resiliency
- cost savings
- power quality

## Baseline Capacity Charges

### Eversource T&D charge:

Summer = \$24.82/kW

Winter = \$18.86/kW

### ISO-NE Capacity Cost (icap) charge:

\$9.96/kW-month

**Total:** Hospital is currently paying  
**annual demand costs of \$1,247,000**

## Project Economics:

- Project Installed Cost: \$1.9 M
- MassCEC Grant: \$402,500
- **Annual Savings: \$200,000**

**Simple Payback: 6.5 years**