

## CASE STUDY

### *Mass Mutual Financial Group*



In 2004, Mass Mutual was planning for the renovation of the 200,000 SF 1965 Wing of their 1.2 million SF+ headquarters complex in Springfield, MA. CEI was engaged by Mass Mutual to provide energy efficiency consulting targeted at improving the performance of the building systems, reducing the renovated facility's utility costs, and securing the maximum incentives available through their local utilities.

CEI worked closely with Mass Mutual Facilities and Design staff as well as Tecton, PC, Architects of Hartford, CT and Syska Hennessy – MEP Engineers/Lighting Designers from NYC to craft a design that met the Owner's initial cost criteria while delivering operating cost savings.

As part of our role, we investigated the opportunity to install a fully dimmable overhead lighting system. The T5HO pendant hung linear fixtures could be dimmed for after hours cleaning, and also allow Mass Mutual to participate in utility Demand Response programs, both avenues of reducing costs. CEI performed a Life-Cycle Cost Analysis illustrating the benefit of the extra benefit of installing the dimmable controls over standard lighting.

We also recommended VFDs on fans, open protocol BAS improvements, Energy Star transformers, and occupancy sensors throughout the space to reduce energy costs. A number of other measures such as heat recovery and high-efficiency kitchen equipment were considered but rejected due to economics.

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