



Efficiency Vermont

Rebuilding a Historic Landmark – With an Energy Efficient Twist

June 20, 2007, St. Johnsbury, VT — When the O. Dean Hale Building in downtown St. Johnsbury caught fire and burned in 2000, the town vowed to rebuild the historic landmark. Thanks to a community-wide effort, the building's facade looks almost identical to the original. Inside, however, it's a cutting-edge example of energy efficiency.

Through a partnership with the Gilman Housing Trust and Efficiency Vermont, the statewide energy efficiency utility, the Dean Hale Building was outfitted with efficient lighting, air conditioners, exhaust fans and two ENERGY STAR boilers. The building's thermal envelope was also greatly improved by the addition of spray foam insulation, which will substantially reduce heat loss in the winter and cooling costs in the summer.

All told, the energy efficiency measures are expected to save more than \$4,300 annually in electric costs and \$4,000 annually in heating costs, for a total energy savings cost of \$8,300 a year.

"Projects like this require a lot of capital, so we're always looking for ways to save," said Bob Hansen of the Gilman Housing Trust. "Between the incentives offered by Efficiency Vermont and the long-term energy savings, energy efficiency played a big role in keeping the maintenance costs down."

When the nonprofit community development organization purchased Dean Hale, it was unoccupied due to the fire and water damage. Gilman worked with local contractor Dennis Laferriere to gut the building before reconstructing the steel frame, foundation and roof. Inmates from the Vermont Offender Work Program were brought in to complete the construction part of the project while local contractors finished the electrical, mechanical, windows and floor coverings. Students from the St. Johnsbury Academy also contributed to the restoration process by installing a majority of the initial electrical wiring.

Jeff Moore, president of Quest Transportation Services, is one of three new tenants in the building. The freight logistics services company moved into Dean Hale in the spring of 2007 thanks in part to its mix of old and new features. "The building is incredibly energy efficient for an old structure, primarily due to the reconstruction in an era of heightened awareness about being green," said Moore. "Energy Efficiency is definitely helping us keep cool this summer, and I am sure warm this winter as well."

In addition to Quest Transportation Services, the Dean Hale building also houses Umbrella, a nonprofit women's resource center, and the Fairbanks Museum bookstore.

"In the case of Dean Hale, our great working relationship with Gilman Housing Trust allowed us to provide input in the design early in the planning process," said Mary Jane Poynter, senior project manager at Efficiency Vermont. "They were able to get pricing on several different energy savings options and select those that made financial sense for the project. If people are embarking on a major construction or renovation project, we encourage them to contact us as early in the planning process as possible."

Efficiency Vermont was created by the Vermont Legislature and the Vermont Public Service Board to help all Vermonters reduce energy costs, strengthen the economy and protect Vermont's environment. Efficiency Vermont is currently operated by Vermont Energy Investment

Corporation (VEIC), an independent organization under contract to the Vermont Public Service Board. VEIC is a Vermont-based nonprofit organization founded in 1986. For more information, contact Efficiency Vermont at 1-888-921-5990 or visit www.encyvermont.com.