

Bridgeport Innovation Center



Bridgeport Innovation Center (BIC) supports a diverse community of small businesses, artists, and start-ups, located within a 250,000 square foot campus of ten historic buildings. This facility is the first and largest small business incubator in Connecticut with approximately 160 tenants - arguably the most successful job creator in Bridgeport. To promote the spirit of innovation, BIC introduced the concept of "MakerSpace" in Bridgeport to encourage creativity, teamwork, and entrepreneurialism.

BIC recently completed a clean energy upgrade to reduce energy costs, improve occupant comfort, and reduce environmental impact. MHR Development worked with BIC (as a representative of the Connecticut Green Bank) to provide project planning, program management, and technical support for this project. This included common and individual tenant space upgrades, EnergyStar LED lighting, conversion of antiquated oil boilers to high-efficiency natural gas boilers, and a multi-building solar photovoltaic installation - producing enough power to support 20 single family homes.

This showcase project was underwritten with support from various utility and state programs. The solar installation generates Renewable Energy Credits (ZRECs), in connection with a tariff agreement with United Illuminating. The project was one of the first Property Assessed Clean Energy (C-PACE) financed projects in the City of Bridgeport.

"We are confident that the investment in this property will contribute to the greater good of our business community, the environment, and our bottom line. It's a no-brainer!"

Sam Pierpont
Owner, Bridgeport Innovation Center

INDUSTRIAL CAMPUS

Project: Clean Energy Retrofit / Adaptive Reuse
Size: 250,000 sq. ft., 160 tenants
Type: Office / Warehouse / Manufacturing

Address: 955 Connecticut Ave., Bridgeport, CT
Website: www.bridgeportinnovationcenter.com

SUSTAINABILITY UPGRADES

- Multi-Building Solar PV Installations
- LED Lighting (Interior & Exterior)
- Electrical Infrastructure Upgrades
- Common Area & Tenant Space Upgrades
- Natural Gas Boiler Conversion

BENEFITS



Grid-Supplied Electricity Reduction:
75% / year



Utility & Operational Savings:
\$63,447 / year



CO₂ Emissions Reduction:
13.5 tons / year



Heating Oil Reduction:
+2,000 gallons / year



Energy Generation from Solar PV:
+/- 200,000 kWh / year



LED Lighting:
Cooler, Quieter, More Efficient

Note: these numbers are approximations and based on baseline results.



Source: Google Earth



RENEWABLE ENERGY - SOLAR SYSTEM

BIC installed a multi-building solar photovoltaic system that produces approximately 75% of its total annual electrical requirements.



FUNDING



This was one of the first Property Assessed Clean Energy (C-PACE) financed projects in the City of Bridgeport.