

# The Schrafft Center

Charlestown, MA

## “The recommendations from RISE were right on the money.”

Bill Bush  
Vice President

The Flatley Company, developer/owner of The Schrafft Center, enlisted RISE to reduce the electrical usage and environmental impact of this classic 81-year-old structure. Its current HVAC system included 500 water source heat pumps (WSHPs) that were continuously running.



## “Their communication, management and followup made for a smooth transition.”

RISE installed two-way valves on each WSHP’s supply to shut off water flow when the compressor is idle. Variable frequency drives (VFDs) installed on the supply and cooling tower pumps dramatically reduce flow, while maintaining proper header pressure. All the VFDs are equipped with 3% line reactors to reduce system harmonics and protect them from utility disturbances.

## “Lower energy costs and maintenance charges are direct benefits for our tenants.”

Many of the pump motors, which run 8,760 hours a year, had been rewound and rebuilt several times. RISE replaced these old inefficient motors with new high-e VFD-rated models.



**RISE**  
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## Electrical Load Reduction

### VFDs & motor replacements

**\$192,251**

projected yearly savings

**\$150,528**

in program incentives

**16-month**

payback

*The former Schrafft's Candy factory, with its distinctive neon sign, has been a Boston landmark since 1928. Located along the Boston Harborwalk, The Flatley Company converted the 600,000 s.f. building into a mixed-use commercial property in 1984.*

