

BALFOUR BEATTY COMMUNITIES

Making Military Housing More Efficient, Sustainable, and Comfortable

Balfour Beatty Communities owns and operates residential real estate in the multifamily, student, and military housing sectors. Since 1999, the company has invested in nearly 100 properties across the United States. Through a network of trusted partners and extensive experience in real estate acquisition, development, financing, and renovation, Balfour Beatty Communities delivers exceptional living experiences.



Modernizing Military Housing

This project will bring immediate upgrades to critical systems in the homes of military families at Fort Eustis and Fort Story. Using an innovative financing approach has allowed us to deliver significant economic and environmental benefits to our communities.”

– Mark Lavin, Executive Vice President, Balfour Beatty Communities

Upgrades Improve Both Efficiency and Comfort of Homes

On-base housing simplifies life for military families. It lowers monthly costs, reduces moving hassles when the service member’s assignment changes, and provides an instant group of neighbors with a commitment to service. Balfour Beatty Communities, which manages privatized housing at military installations throughout the United States, ensures that those who choose military housing have exceptional homes.

That is why Balfour Beatty Communities entered into energy savings performance contracts (ESPCs) with OPTERRA Energy Services to modernize military living quarters through a multi-phase program. At Army bases Fort Eustis and Fort Story in Virginia, OPTERRA leveraged savings from early efficiency projects to fund larger-scale improvements. At nearly a dozen Navy installations and 20 housing communities across Fort Stewart-Hunter Army Airfield, ESPCs are making homes more comfortable while reducing energy and water consumption.

Widescale Upgrades

The *Fort Eustis and Fort Story* project provided the following upgrades to U.S. Army housing units:

- **77,794** energy-efficient lighting and fixture upgrades
- **475** high-efficiency heat pump systems for home heating and cooling
- **995** smart home thermostats and **1,500** bathroom humidistats
- **8,096** water conservation devices and fixtures
- **Building envelope weatherization**

In the *Navy Southeast* project (across 11 Navy sites in the Southeastern U.S.), homes received the following upgrades:

- **188,088** energy-efficient lighting and fixture upgrades
- **High-efficiency HVAC systems**
- **Spray foam insulation (roofs, rafters, soffits, and ridges) for 157 homes**
- **30,227** water conservation devices and fixtures

The *Fort Stewart-Hunter Army Airfield* project provided the following upgrades to U.S. Army housing units:

- **106,613** energy-efficient lighting and fixture upgrades
- **4,891** bathroom humidistats
- **2,559** water meters

Major Savings Projected



9,700+ homes’ utility infrastructure modernized



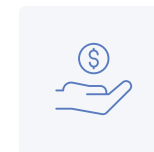
16,575 MWh annual energy savings

- **3,286 MWh** - Fort Eustis and Fort Story
- **9,942 MWh** - Navy Southeast
- **3,437 MWh** - Fort Stewart-Hunter Army Airfield



233,328 kGals annual water savings

- **21,284 kGals** - Fort Eustis and Fort Story
- **67,684 kGals** - Navy Southeast
- **144,360 kGals** - Fort Stewart-Hunter Army Airfield



\$99 million projected cost savings over 20 years

- **\$17.1 million** - Fort Eustis and Fort Story
- **\$67.4 million** - Navy Southeast
- **\$14.5 million** - Fort Stewart-Hunter Army Airfield

Minimizing Disruptions to Residents and the Military

OPTERRA provided these services as part of a turnkey solution, to save Balfour Beatty Communities from dedicating large numbers of staff to planning and overseeing the improvements. From design of the new systems to logistics of construction, OPTERRA has managed all aspects across multiple phases.

OPTERRA coordinated timing of the upgrades with residents of the impacted homes to minimize disruptions to their lives. Additionally, both OPTERRA and its subcontractors worked seamlessly with local facilities staff, eliminating any potential scheduling issues and ensuring the program was completed on time and on budget.

It is important that we continue to modernize our homes and infrastructure to ensure we meet the needs of Navy families today and into the future.”

– Thomas C. McKelvey, Public Private Venture Director, AM5 Branch Head, Naval Facilities Engineering Command Southeast

3 Dimensions of Impact



Saving

Balfour Beatty projects that this program will result in a total cost savings of \$99 million over 20 years, as a result of reductions in both energy and water usage across 9,700+ housing units.



Energy

This program significantly reduces carbon emissions and conserves resources across both Army and Navy housing installations, cutting electricity usage by 16,575 MWh and water usage by 233,328 kGals every year.



Community

Residents of the improved military homes will feel more comfortable year-round with better insulation and climate control.

About OPTERRA Energy Services

OPTERRA partners with public sector stakeholders to meet the unique goals of communities nationwide. Our team customizes projects with top-tier technology to deliver lasting impact, enhancing fiscal savings and community engagement. With over 50 years of experience, we ensure our customers' long-term success through tailored solutions that support their vision. By deeply engaging and understanding specific goals, we deliver on the mission our customers envision.

opterraenergy.com

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