

CASE STUDY

SOLAR ROOF SYSTEM REDUCES SENECA VILLAGE'S ENERGY COSTS BY \$300K

Project Overview

ORLO Affordable Housing sought to improve energy efficiency at Seneca Village in Gaithersburg, Maryland, a 40-acre community with 58 buildings and 684 residential units. The project combined roof replacement, reflective coatings, and rooftop solar installation.

PAX Services Group worked closely with ORLO and Solar Energy Services to coordinate roofing improvements with the solar installation. Careful scheduling, site safety measures, and communication with property management helped minimize disruption to residents throughout construction. Work across the occupied community required close coordination to meet a tight timeline and strict regulatory requirements. The improvements provided durable weather protection and supported the property's new solar infrastructure.

The initiative was projected to deliver energy savings of 2,583,535 kWh and more than \$300,000 in annual cost savings, supporting ORLO's commitment to sustainable property management.

**Energy-
Efficient
Design**

**Solar Panel
Installation**

**58 Occupied
Buildings**

**Minimal
Disruptions**

**Superior
Project
Management**

**On Time &
On Budget**

Key Statistics

Services: Roof Replacement;
Reflective Coatings; Solar
Installation Coordination

Size: ±276,000 SF;
58 Buildings; 40 Acres

Industry: Commercial | Multifamily

Location: Gaithersburg, MD

Contract Value: \$5,900,000

Contract Completion: 2023

