



CASE STUDY

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

Project Overview

ORLO Affordable Housing demonstrated its commitment to sustainable property management by replacing and optimizing the roofing systems at Seneca Village in Gaithersburg, MD — a large affordable housing community encompassing 40 acres, 58 buildings, and 684 units. Our team worked closely with ORLO and Solar Energy Services to design and implement an energy-efficient roofing system that supported solar panel installation and reflective coatings. During construction, our project management team implemented robust safety measures and coordinated closely with management to ensure minimal disruption to residents. The property will now achieve **energy savings of 2,583,535 kWh**, resulting in **over \$300,000 in annual savings**. This high-profile initiative operated under strict compliance and regulatory conditions, with a tight installation timeline, and is the largest and most impactful solar project on an affordable multifamily property in Montgomery County's history to date.

Key Statistics

- Services:** Roof Replacement; Roof Mounted Solar Panels; Reflective Coatings
- Size:** ±276,000 SF; 58 Buildings; 40 AC
- Industry:** Commercial | Multifamily
- Location:** Gaithersburg, MD
- Contract Value:** \$5,900,000
- Contract Completion:** 2023

Energy
Efficient
Design

Solar Panel
Installation

58 Occupied
Buildings

Minimal
Disruptions

Superior
Project
Mangaement

On-Time & On
Budget

