



## Financing program helps historic Boulder building upgrade to efficient lighting.



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As an upscale property in historic downtown Boulder, the West End Plaza caters to the needs of a unique mix of clients that include retail, restaurant, executive office suites and residential condos. Located in a recognized hub of alternative energy ventures and practices, being smart about energy is more than being a good corporate neighbor, it's more like a local requirement.

### Problem: A premier property that was showing its age

While business was good, the building's common areas and offices were showing signs of aging. One of the business tenants noticed opportunities for lighting improvements. EcoSystems, an energy efficiency consultancy, reached out to building management to suggest efficiency improvements.

### Solution: A lighting lift made possible by financing

To start, EcoSystems performed an energy audit of the complete West End Plaza and its underground parking facility. Recommendations were made and put into an action plan. Then crickets ... nothing happened for months and it felt like the entire effort had collapsed.

Fortunately at a green building trade event in the Denver area, a vendor with the West End Plaza project met up with a U.S. Bank loan specialist who shared special equipment financing options. Working with Xcel Energy and leveraging one of their rebate opportunities, the program was reintroduced and approved by the West End Plaza management within weeks. Much of the credit for the rapid turnaround was due to U.S. Bank's 48-hour underwriting promise!

### Results: A bright future—for a long time

A wide range of lighting improvements were financed and retrofitted. Many of the public areas in the hallways, mailroom and conference rooms became brighter and more efficient with a selection of LED fixtures. The office suites were more challenging to service. While



#### By the numbers

Project cost	\$94,489
Annual savings	141,637 kWh
Rebate and bonus amount	\$49,637

some tenants liked the brighter lights, other office areas demanded lower lighting levels due to computer monitors and the like. The good news was that LED fixtures offered dimming capabilities, so unique lighting requests could be answered.

Also the new lighting provided a softer look and feel. Gone was the spotlight feel of the old flood lights. Best of all, West End Plaza is now using less electricity and will enjoy those energy savings for years along with the longer life of the new fixtures. That means lower electric usage and less replacement labor and inventory for years to come.

The prompt financing deal and generous terms made the project come to life.



To investigate LED lighting for your business and to learn about our full line of Lighting Efficiency rebates available, contact your account manager or an energy efficiency specialist at **855.839.8862**. For more information about Energy Efficiency Financing, visit **[xcelenergy.com/BusinessEnergyEfficiencyFinancingCO](http://xcelenergy.com/BusinessEnergyEfficiencyFinancingCO)**.