



Scottish Rite Masons of Denver: Energy Savings By the Dozen



The Scottish Rite Masons of Denver, Colorado is a fraternity of Freemasons that provides its members with opportunities for fellowship and personal growth while offering a wide range of activities for members and their families.

It operates and meets in an old building downtown, built in the 1920's. It had been through a number of upgrades over the years and it was now time to replace aging steam traps.

Fortunately for Scottish Rite, one of their members owns a heating and cooling business. His colleague assists them in finding ways to save energy throughout the building, and knew exactly what to do.

They first confirmed that the new steam traps were eligible for rebates from Xcel Energy. Then, with information in hand and a recommendation in place, the maintenance team began their work.

Educate and implement

Like many small businesses, Scottish Rite doesn't have a regular Xcel Energy representative. They work with Jim Akers of Mai Mechanical who visits on a monthly basis to review the systems and recommend improvements.

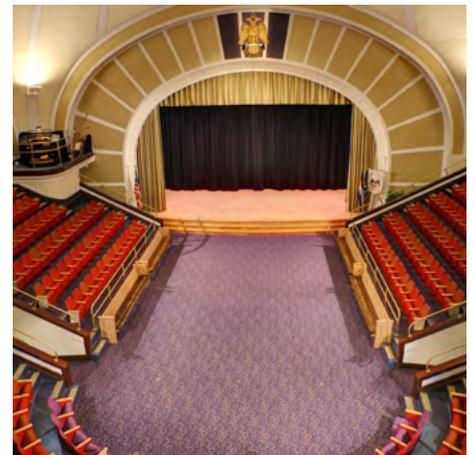
"I provide the cost, return on investment, rebate information and payback term," explain Akers. "Steam traps should be maintained annually and rebuilt about every 10 to 15 years. These were installed in the 1960's and were corroded so steam was going right through them."

Steam boilers are somewhat rare in buildings. Only about ten percent of buildings use them. Steam traps help the boiler operate more efficiently, so less steam is lost.

"Investments such as this can certainly be expensive but our rebates help with the cost of more energy-efficient products, saving energy over the life of the equipment, resulting in lower utility bills," says Alex Clayton, Xcel Energy Product Manager.

This is a two-way learning process. We can offer more than just a check. We can truly be a partner and a lot of people don't realize that until they call.

Josh Satrom
Business Solutions Center
Representative



Project highlights

Project	Replace 12 steam traps with energy efficient models
Project cost	\$7,780
Xcel Energy Rebate and Bonus amount	\$3,000 rebate and \$1,500 bonus (58 percent of the total project cost)
Estimated annual energy savings	4,100 therms

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This wasn't the first time Scottish Rite had completed energy efficiency work. They had previously replaced inefficient lighting with more energy-efficient CFLs, and replaced a domestic hot water boiler which included a recirculating pump primer to save additional costs. Both were eligible for rebates.

"Jim knew about the rebates," explains Matt Raia, Executive Secretary of the Denver Consistory Scottish Rite Bodies. "Every time he does work that qualifies, he does the paperwork for us. He's constantly looking at other measures we could change to save money and the steam traps were the latest item."

Utility partner

Another resource for small businesses is Xcel Energy's Business Solutions Center. They can walk facility managers through any scenario and provide helpful information, costs and recommendations.

"This is a two-way learning process," explains Josh Satrom, the Business Solutions Center representative who worked by phone with Scottish Rite. "We're a consultant and can offer more than just a check. We can truly be a partner and a lot of people don't realize that until they call."

Satrom asks questions and gathers model numbers, invoices and other useful information.

"I can save them hours of time by getting information from them, which includes letting them know if they qualify for rebates," Satrom explains. "We'll talk about their furnace, boiler tune ups, steam traps and things about 90 percent of our customers don't know much about. I learn from them but they're learning from me, too."

In all, Scottish Rite replaced 12 steam traps with a 4 pound, low pressure system. They also completed a tune-up on their steam boilers to get them running as efficiently as possible.

The project cost Raia \$7,780 but Xcel Energy rebates offset that cost by \$4,500, which is more than half of the cost of the project. They'll save an estimated 4,100 therms in gas per year, which is the equivalent of taking five cars off the road, according to the EPA's Greenhouse Gas Equivalencies Calculator.

"These rebates and continued monthly savings on our bill really help make the case to my Executive Board for buying new equipment," Raia explains.

Extra incentive

In addition to rebates, Xcel Energy is now offering a free steam trap audit. It involves an energy expert walking along the steam line, using an infrared camera to detect leaks and making efficiency recommendations.

Now that their steam traps are done, Raia and Akers can look at the next energy efficiency project and will be sure to check for additional rebates from Xcel Energy.



For more information about Xcel Energy rebates and energy efficiency programs, contact the Business Solutions Center at **855.839.8862** or email **energyefficiency@xcelenergy.com**. You can also visit **xcelenergy.com/HeatingEfficiency**.