

ENERGY-SAVING MEASURES ACROSS MULTIFAMILY PROPERTIES



Tenants are happy to be notified of energy savings that will reduce their bills and Gelt is happy to receive installs that benefit all parties involved.

Rachel L. Farnell,
Senior Asset Manager at Gelt, Inc.

Saving energy costs across dozens of apartment buildings in a national portfolio through a single trusted partner is a winning formula for Gelt, Inc. Once they learned they could get rebates for energy efficiency measures installed throughout their Denver-area properties through Xcel Energy, they were all in.

Gelt, Inc. strategically invests in multifamily communities in the Western United States that provide residents with a high quality of life through a strong sense of community and abundance of amenities.

Installing energy efficiency measures within any given property had long been a break-even proposition for Gelt, making it lower on the priority list. But then they learned about Xcel Energy’s Multifamily Buildings program which offers rebates for measures such as installing LED lighting or high efficiency electric water heaters. The program was a game changer.

“Over the last few years Gelt has had an objective to take advantage of energy saving opportunities that apply instant incentives for its portfolio,” says Rachel L. Farnell, Senior Asset Manager at Gelt, Inc. “The goal is to maximize energy efficiency in the long run, reduce tenant expenses, and keep capital expenditures in mind at the corporate level.”

Farnell works with CLEAResult, Xcel Energy’s program implementer, to determine best energy efficiency practices and best bang for their buck. She says having one firm that consistently provides useful information has earned her trust.

“They’re not forgetting to tell me things. I know what’s on the table,” she says.

Participants get a free, whole-building energy audit to determine the best approach to energy savings and incentive potential. A single point of contact helps the customer with the rebate paperwork and can recommend qualified contractors to complete larger upgrades. Customers also receive free installation of energy-efficiency measures that will result in immediate energy savings.

**TAMARAC APARTMENTS
PROJECT SNAPSHOT**

Number of Buildings	15
Number of units	564
LEDs installed	4,562
Kitchen aerators installed	101
Bathroom aerators installed	11
Showerheads installed	269
Estimated annual utility cost savings per unit	\$25
Estimated property cost savings	\$24,535

No-Cost Services Include

- Identifying energy-saving opportunities through an onsite assessment
- Reviewing the assessment report and its findings with customer
- Prioritizing energy efficiency improvements
- Installing free energy-saving products in each unit such as light bulbs, showerheads and aerators

CASE STUDY

GELT, INC.

Business Solutions Center 855-839-8862

COLORADO

“ClearResult handles the energy assessment process with an attention to detail, responsiveness, and overall ease,” Farnell says. “They always take the initiative and advise us about what we should do when we take over a site.”

“Multi-family buildings have a high potential for energy savings,” explains Ann Cruz, Xcel Energy program manager. “We can find energy efficiencies in both the common areas and individual apartments, so there’s a lot that can be done to save energy. This program provides a one-stop solution.”

Farnell says that each energy assessment report varies in opportunities, but each site is eligible for different incentives.

For example, at one Denver property, CLEARResult installed LED bulbs throughout the property, as well as high-efficiency showerheads, and aerators in the kitchens and bathrooms. The annual savings equated to about \$25 per unit and just under \$25,000 for the entire property.

Farnell says their next project will bundle water heaters and gas furnaces.

“The process runs like a well-oiled machine,” Farnell says. “Tenants are happy to be notified of energy savings that will reduce their bills and Gelt is happy to receive installs that benefit all parties involved.”



For more information about Xcel Energy’s Multifamily Energy Efficiency program, call 877-287-2250, email xcelmf@clearesult.com, or visit xcelenergy.com/Multifamily

