

## Community Case Study: Connecticut Condominium Complex



### Objective

To help individual condo owners lower their utility expenses in a complex where some heating bills were topping \$800/month.

### Challenge

The Condo Association hired GreenTek Consulting, LLC to:

- Design, promote and implement Connecticut's first comprehensive energy savings program for a 27 buildings, 222 unit market rate condo complex with minimal disruption, modest cost and maximum benefit.
- Work with multiple decision makers, including the condominium association, management company, hundreds of homeowners and tenants, as well as the utilities and Connecticut Energy Efficiency Fund (CEEF).

### Solution

To tackle and solve these challenges, we evaluated the complex, identified cost-effective weatherization solutions, secured Connecticut Energy Efficiency Fund (CEEF) funding and implemented:

- Community wide education sessions and marketing.
- Condo units weatherization — savings may be as high as 45% (est.)
  - ◆ Energy Advisor: 1-on-1 homeowner energy efficiency education
  - ◆ Air sealing: eliminate leaks/drafts to save money & improve comfort
  - ◆ Lighting replacement (*including subsidized next gen LEDs*)
  - ◆ Programmable Thermostats
  - ◆ Water savings: lower owner energy costs & association water bill
  - ◆ Subsidized HVAC equipment upgrades (*by rebate*)
  - ◆ Appliance replacement incentives (*by rebate*)
  - ◆ Subsidized timers, sensors, and efficient fans (*optional*)
  - ◆ Manage standby power consumption (*optional*)
  - ◆ Offer low cost financing at rates between 0 and 2.99%

- Enhanced building insulation:

Survey and analyze the complex's existing building envelopes. Determine deficiencies and specify a cost-benefit driven high performance insulation solution options for all conditions.

Work with CEEF to subsidize the Association's selected improvements, which have an estimated benefit of up to \$445,000 in annual savings.

- Deep energy retrofit of common facilities including: high performance insulation, HVAC upgrades, weatherization, efficient interior and area lighting, and analysis for future implementation of renewable energy.

### Payoff

- Residents and the Association save energy and money, achieve greater occupant comfort; and, as the first complex in Connecticut to receive such a comprehensive set of services gain a potential competitive advantage in today's real estate market — in one board member's a recent appraisal for re-financing, the appraiser noted the program in his report.

