

Multi-Family Projects



Background:



Energy Smart Colorado is transforming the local energy efficiency market by supporting significant, measurable retrofits in existing homes throughout Eagle, Pitkin, and Gunnison counties.

Goal: 15% savings in 10% of homes by 2013
(2000 homes in 2012, 4100 homes by 2013)

How can we achieve our goals?

Partnerships with multi-family neighborhoods.



Resort Communities in Colorado



Lifestyle Community:

A community whose basic attraction is its quality of life. This stands in contrast to a more “traditional” community in which the basic attractor is a job.”

% of residential units that are 2nd home or vacation accommodations:

Vail **53%**
Aspen **32%**
Crested Butte **26%**

Emerging Trends in Colorado Resort Towns, December 2011, Melanie Rees, Rees Consulting, Inc.



Historic Factors



Economic Boom Periods, and Affordable Housing Projects

Electric heating in areas where natural gas lines not available

Central Heating System Efficiency

1980 - 70%

2012 - 95%+

Locally Adopted Building Resolutions:

< 1991 – R-value requirements not specified by code

1991 –R-19 ceiling, R-11 floors and walls

1997 –R-30 ceiling, R-19 floors and walls

2003 –R-49 ceiling, R-20 floors and walls



Eagle County # of Multi-Family Homes by Year Built

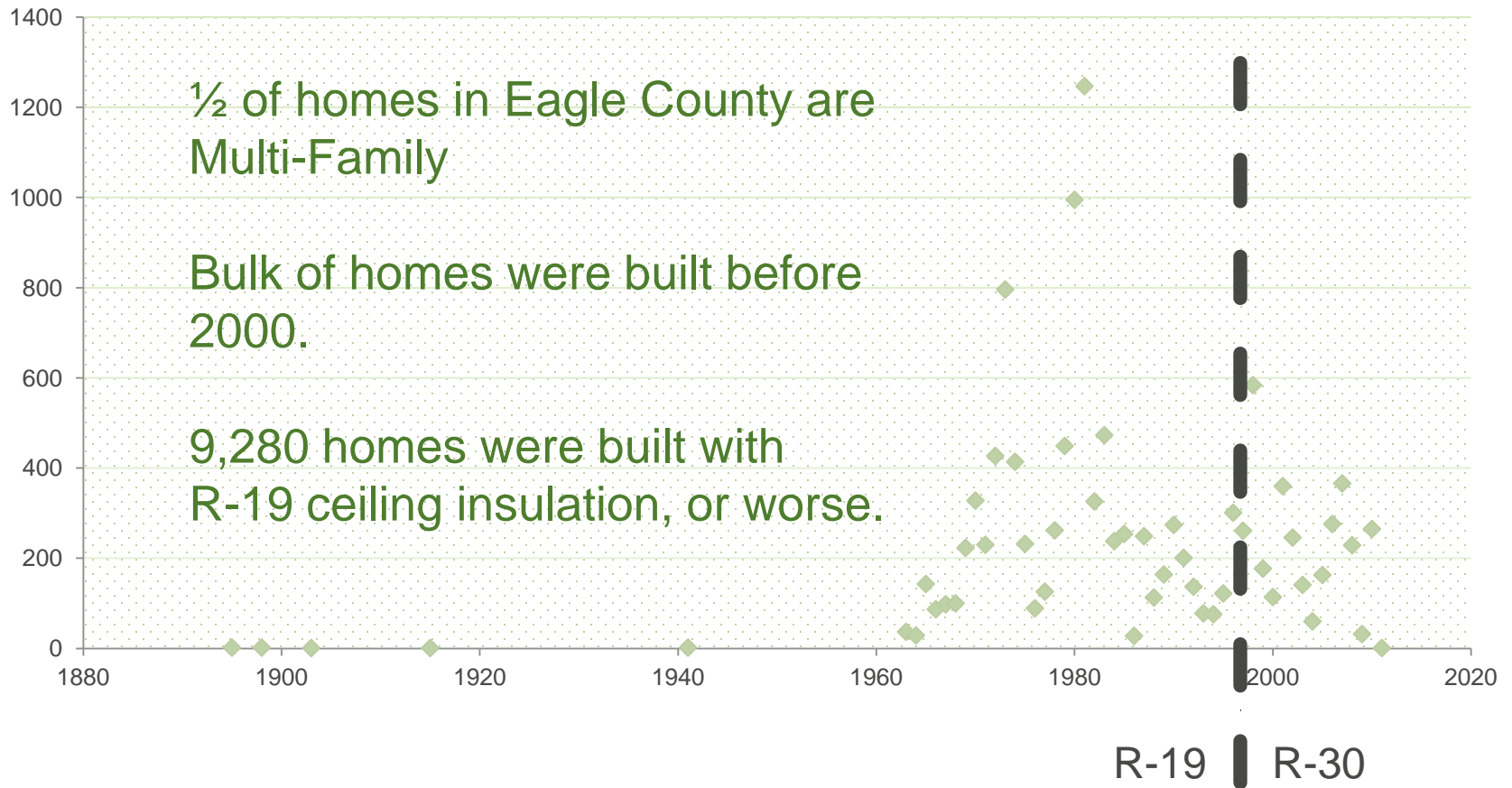


PHOTO COURTESY OF EAGLE COUNTY



Multi-Family Targets



Residential Multi-Family Buildings built prior to 1997

MF Buildings with Aging Common Boilers

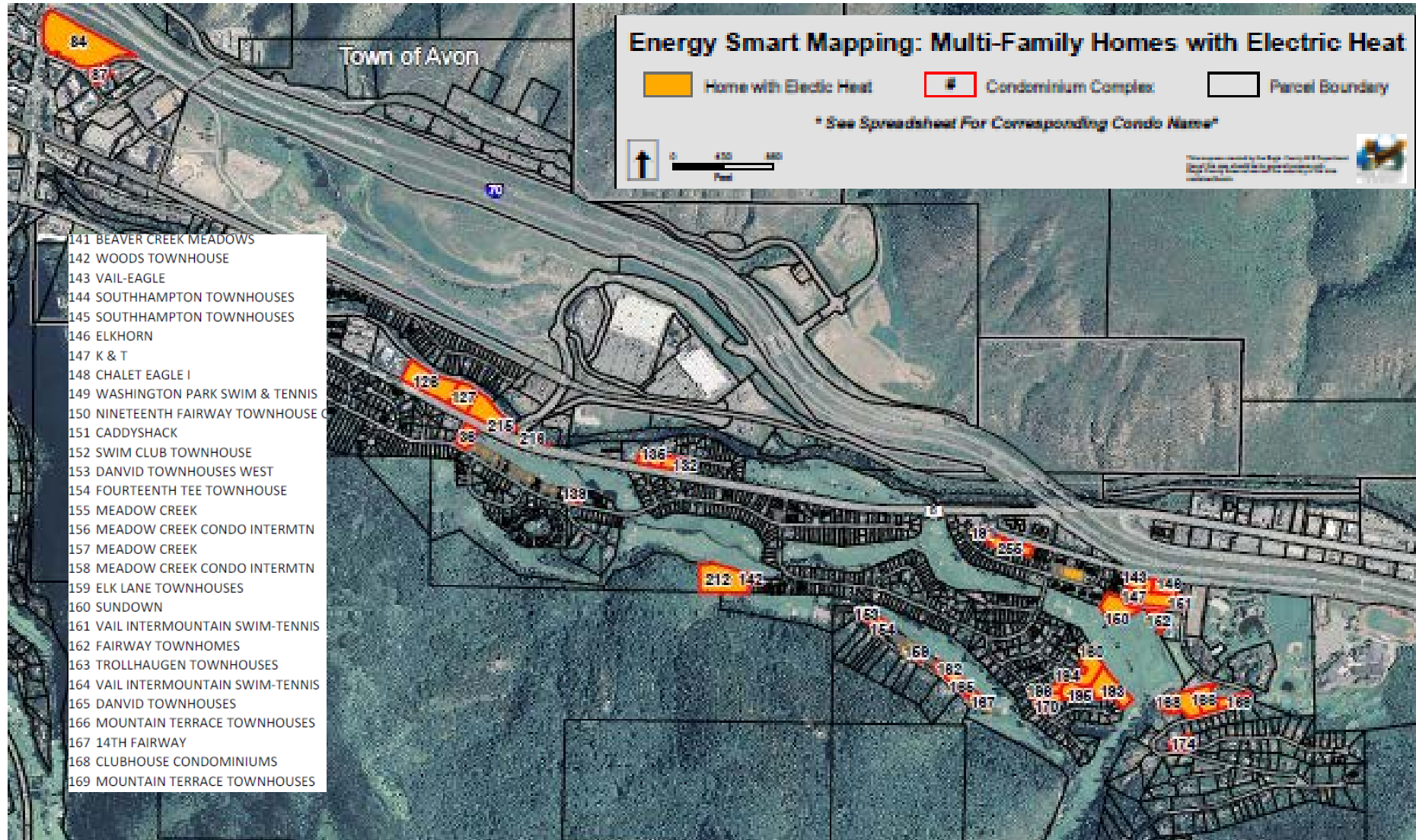
Electric Heated Neighborhoods



Multi-Family Targets



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The Charter at Beaver Creek



EnergySmart
COLORADO



PHOTO COURTESY OF BEAVER CREEK RESORT



Montaneros, Vail



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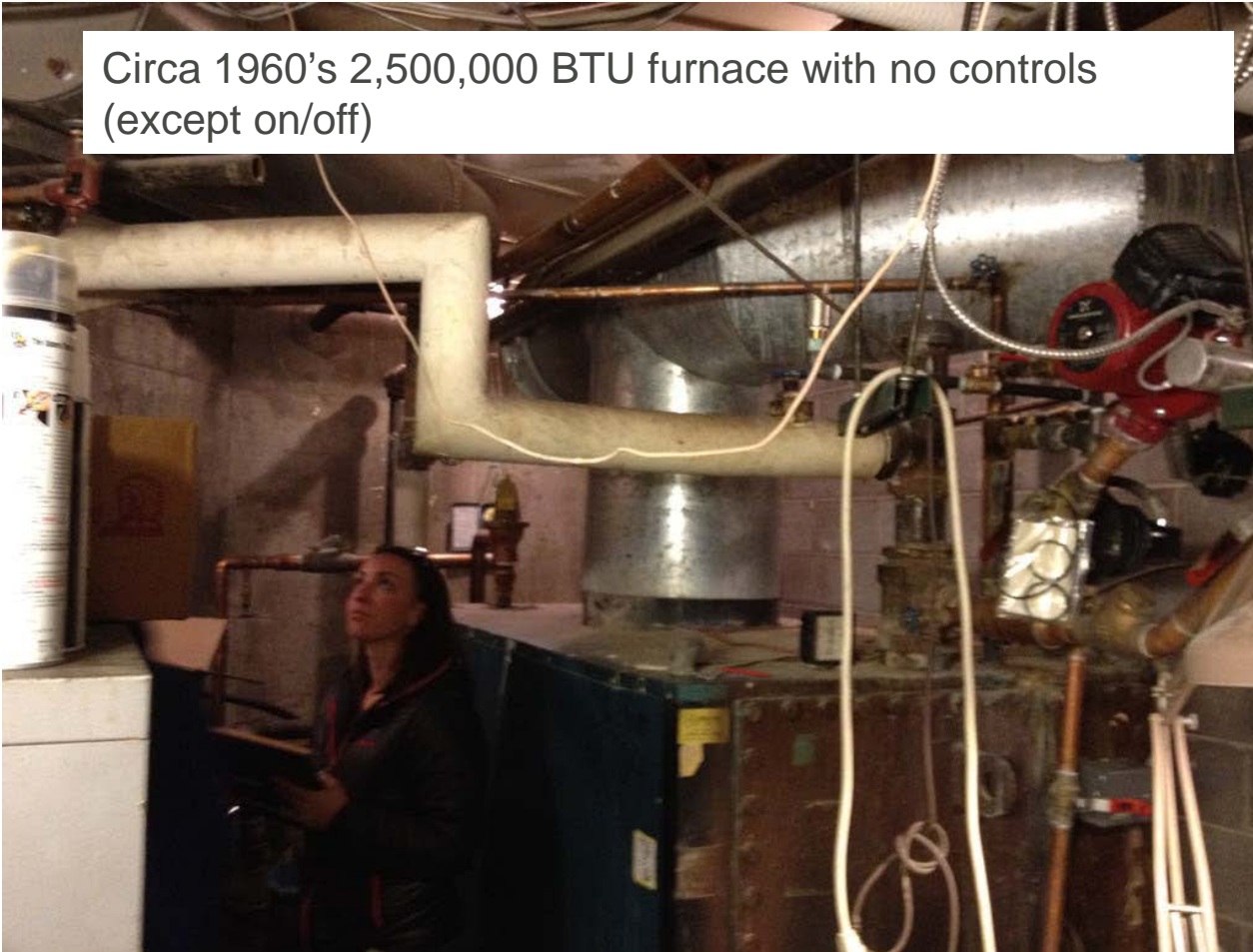


Central heating - before



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Circa 1960's 2,500,000 BTU furnace with no controls (except on/off)



Central heating, after



2011 Replacement with (4) high-efficiency 500,000 BTU, separate controls, insulated pipes.



Guidelines for Multi-Family



Is it *Residential* MF OR *Commercial* MF?

Residential – clearly defined thermal and pressure boundary. (10% Sample Method)



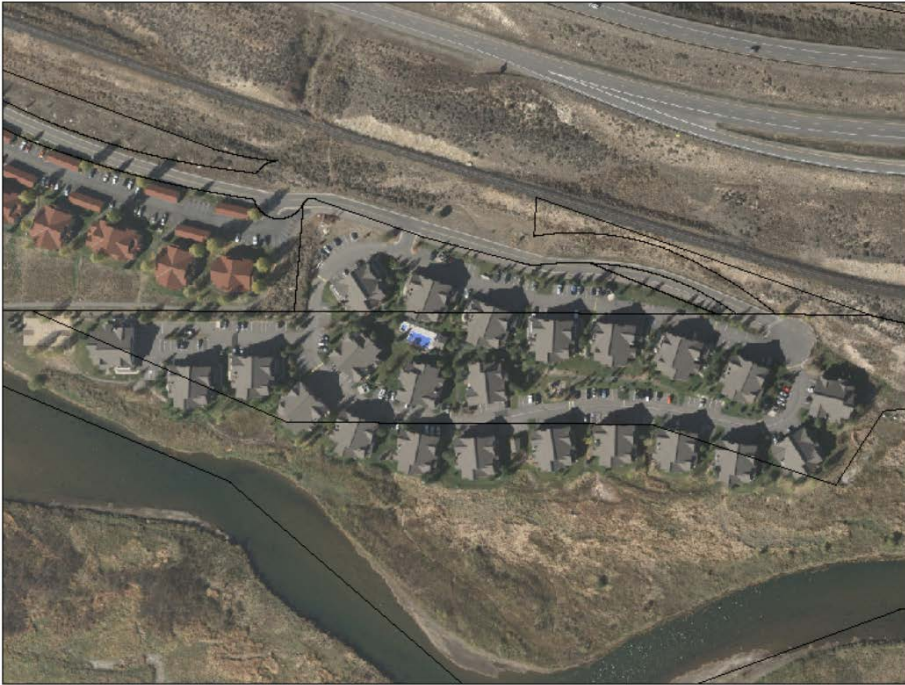
Commercial – shared entrance, common hallways, shared amenities. (TEA)



ENERGYSMART



Case Study, Villas at Brett Ranch



Problems / Recommendations:

- 1) Replace Failed Heating Controls in Garages
- 2) Air seal and add insulation to attics.



Marketing to Multi-Family Neighborhoods

An advertisement for EnergySmart Neighborhood. The top half shows a multi-story apartment building with several hundred-dollar bills falling from the roof against a blue sky. The text "Homeowners, HOAs & Property Managers: Is your money going through the roof?" is overlaid on the sky. The bottom half has a green background with the EnergySmart Neighborhood logo and the text "Many homeowners and multi-family complexes in Eagle County are already saving money and energy thanks to Energy Smart Colorado."/>

**Homeowners, HOAs
& Property Managers:**
Is your money going
through the roof?

EnergySmart
NEIGHBORHOOD

Many homeowners and multi-family complexes in Eagle County are already saving money and energy thanks to Energy Smart Colorado.



video at:

<http://vimeo.com/37343186>



Challenges, Opportunities



Finding Motivated Property Managers, and HOA Board Members
(these projects need a driver from inside the neighborhood)

Complexity of Buildings - heating type and envelope

Ownership Structures – HOA, Property Managers, multiple points of contact

Sales effort to reach target neighborhoods (>30 years old, central boiler / electric heat)

Project management, coordination

Building Data available – Municipalities / County Assessor
(> 30 years, Older Boilers, Electric Heated Neighborhoods)

