

CASE STUDY:

# Federal Capital Partners



## Services performed at this facility include:

- Energy Assessment
- Engineering Design
- Project Management

Apartment buildings provide a unique challenge for aligning the economic and energy interests of landlords and tenants, with different areas of the facility separately metered and paid for by different parties. When Federal Capital Partners wanted to save on utility expenses for both themselves and their tenants, they turned to Energescos Solutions to provide a solution to this unique problem.

Energescos performed several energy audits across FCP's portfolio, including representative tenant spaces. Energy-saving LED lighting upgrades were installed in a number of places, including exterior security, wall pack, and pole light fixtures, as well as interior areas such as laundry rooms, leasing offices, and common spaces. Many of the interior areas included occupancy sensors that turn off area lights when no motion is detected. Energescos designed and managed the project every step of the way and secured utility rebate funding that covered over 50% of the project cost.

In addition, Energescos performed thousands of Quick Home Energy Check-ups in individual units across FCP's portfolio. As a result, Energescos installed tens

of thousands of energy efficiency upgrades, including the installation of compact fluorescent bulbs, low flow faucet and shower aerators, and pipe and hot water tank insulation. These upgrades were fully funded by participating utilities, resulting in no out of pocket cost to Federal Capital Partners.

Energescos continues to work with FCP as a trusted partner to identify and implement a variety of energy efficiency upgrades as well renewable and distributed power generating systems that are reducing FCP's utility cost and increasing the value of its portfolio.

**“Energy efficiency is one of the key variables that can drive NOI growth throughout the business cycle. Energescos’s deep understanding of the operating side of real estate and creativity have directly translated to higher operating returns. They’ve set the standard for excellence in the space.”**

– Chris LoSapio, Vice President of Asset Management

Project Value	Rebates/ Grants Secured	Total Out of Pocket Cost	Annual Cost Savings	Simple Payback
\$704,000	\$373,704	\$330,296	\$92,996	3.6 yrs

## Common Area Project Metrics

Electric Savings	Gas Savings	Water Savings	Total Out of Pocket Cash
\$197,833	\$653	\$64,626	\$0