



## Case Study:

# Rifle Housing Authority

### Background and Objectives

Faced with rising utility prices, Rifle Housing Authority (RHA) sought to upgrade its complex of 27 quadplex apartment buildings. This 30 year old facility consists of 106 units and 3 common areas in total. The objectives for the project were to reduce gas and electricity consumption to reduce utility bills, hedge against rising energy costs, and to deliver increased comfort to residents.

### Scope of Work

- Full energy audit to identify energy conservation measures (ECMs)
- Prioritize ECMs based on ROI, cost of measure and scope of work for open bidding by local contractors.
- ICAST inspection of all ECMs installed, final invoicing and reporting

### Top Priorities Identified

- Retrofit boilers with 96% efficient boilers
- Boiler piping insulation
- Crawl space and attic insulation
- Replacing exterior lights with LED fixtures
- Replacing T-12 lighting with T-8 Lighting
- Re-lamping entire facility with CFLs

### Summary of Results

ICAST's ResourceSmart program delivered economic, environmental and social benefits to RHA. The ECMs installed reduced utility bills from gas and electricity consumption at the facility by 30%, allowing additional monies to be invested back into the property for further improvements. Environmental benefits also resulted from a decrease in energy intensity of the facility, including the offset of 785 tons of CO<sub>2</sub> emissions. In addition to improving quality of life for residents, the project also yielded a social benefit to the community through the creation of 22 jobs.



*"We're saving energy, money, and we get to be green in the process. We couldn't be happier with how this project turned out."*

- **Natalie Bowman**, Executive Director of the Rifle Housing Authority

**Winner of Xcel Energy's 2012 Heating Efficiency Achievement Award**

#### Customer:

Rifle Housing Authority  
Rifle, CO

#### Facility Size

64,000 ft<sup>2</sup>

#### Years of Construction

1981, 1983, 2009

#### Work completed:

- Electrical
- Air sealing
- Insulation
- Boiler system
- Hot water system

#### Benefits:

- 30% utility bill reduction (gas and electric)
- 22 jobs created
- 785 tons of CO<sub>2</sub> emissions offset
- Improved heating in units

#### Total Project Costs:

\$316,000

#### Project Loan:

\$200,000

#### Total rebates, incentives, and grants:

\$66,000

#### Average Annual savings:

\$22,000

