

Energy Efficiency Champion

Orbelian Holdings, L.P.

640 Mason Street

“Tenants were very happy with the improved light quality and were pleased to know they were contributing to our collective sustainability effort through our involvement with SF Energy Watch.”

George Orbelian, Owner & Manager



Description

George Orbelian owns and manages a 53-unit residential building originally built in 1932. George cares about the environment and is always looking for ways to reduce the building’s carbon footprint while significantly reducing operating costs.

The building was enrolled in SF Energy Watch to receive technical services and incentives for energy efficiency upgrades. “It was a chance for me to simply and easily utilize existing solutions to become more sustainable,” said George.

Over 450 lamps of different wattages and models were replaced with LED technology throughout the building, including both residential units and common areas.

The new lamps standardized the quality and uniformity of the light. The annual savings summed up to \$1,772 plus \$950 in projected annual maintenance costs. The community was very positive during the lighting upgrades and tenants were particularly supportive. The advantages of participating in SF Energy Watch were obvious to George: program incentives reduce costs of installing new energy efficient equipment, lower monthly energy bills and promote sustainable practices. A win-win-win!



Scope of Work

- Switched 270 compact fluorescent lamps to energy saving LED lamps in all 53-units and common areas
- Upgraded 166 incandescent lamps and halogens to LED in the units
- Replaced 23 old T12 lamp with magnetic ballast to linear LEDs and electronic ballasts in the units and laundromat area

Combined Savings Snapshot*

Project Cost	\$10,710
Program’s Incentive	\$ 7,044
Customer Co-Pay	\$ 3,666
Annual Savings	\$2,722**
Payback Time	2 years

*Projects finalized in 2015. Incentives might have changed since the completion of the projects.

**Includes \$950 for projected maintenance savings. Assume \$0.20 per kWh.

Contact SF Energy Watch
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