

Energy Efficiency Champion

The Metropolitan

333-355 1st St



“Participating in SF Energy Watch was a simple way for us to reduce our carbon footprint, generate less waste, and lower our energy bill!”

Zarya Yves, General Manager



Description

The Metropolitan is a high-rise, twin-tower, residential building located in the SoMa neighborhood. The condominium offers 24-hour concierge service, a fitness center, conference room, theatre, library, pool, and an activity room.

Motivated by reducing energy costs and environmental impact, building management decided to complete a series of energy efficiency improvements over the years through SF Energy Watch. Program staff helped The Metropolitan navigate through the different energy saving opportunities that qualified for incentives.

To start, old inefficient incandescent lamps in the pool area were replaced with LEDs, and lighting controls were installed in stairwells, hallways and parking garage. Management then decided to upgrade to LED lighting in the interior of the building and rooftops.

Digital boiler controls were also installed to optimize the performance of the boiler system and to deliver additional energy and carbon savings. The new controls monitor energy demand without compromising comfort conditions for the 342-units. Management considers that residents feel more comfortable after the upgrades were made. “No news is good news” said General Manager, Zarya Yves, since no resident has complaint about the retrofits. In fact, the upgrades reflected on a lowered utility bill and reduced maintenance costs.

Today, management is focusing on switching thousands of linear fluorescent lamps to linear LEDs in the parking garage. Cutting energy costs with energy efficiency continues to prove a wise investment for The Metropolitan: economically, socially and environmentally.



Scope of Work

- Over 300 lamps of various wattages were replaced with LEDs
- 270 stairwell lighting controls
- Digital boiler controls

Combined Savings Snapshot*

Project Cost	\$84,083
Program’s Incentive	\$44,435
Customer Co-Pay	\$39,647
Annual Savings	\$46,141**
Payback Time	~1-year

*Projects finalized in different phases over a number of years: 2009, 2012, 2013 and 2014. Incentives may have changed since the completion of the projects.

**Assume \$0.15 per kWh and \$1.00 per therm.

Contact SF Energy Watch

415-355-3769

sfenergywatch@sfindustry.org



For more great case studies visit:

SFEnergyWatch.org/multifamily

This program is funded by California utility ratepayers and administered by Pacific Gas and Electric Company in collaboration with the City and County of San Francisco and under the auspices of the California Public Utilities Commission. © 2015 Pacific Gas and Electric Company.



Pacific Gas and Electric Company



SF Environment
Our home. Our city. Our planet.
A Department of the City and County of San Francisco