



Pilot Program Quickly Takes Off, Leading to Portfolio Makeover

PORTFOLIO

GreenGen's work on these 20 facilities equates to powering 289 homes annually or growing 2,594 acres of forest



Asset Facts

Dates Built	1997 - 2009
Total Square Feet	1,181,948
Asset Type	Portfolio of 20 Senior Living Facilities

Project Facts

Annual Energy Savings	3,898,596 kWh
Annual Energy Reduction (%)	18.9
Annual Savings	\$510,551
Gross Investment	\$3,774,596
Rebates	\$217,509
Rebates as % of Total Project Cost	5.8
Net Investment	\$3,557,087
Net Payback	7 years

ROI 14.4%

Challenge

In discussions with Ventas and Sunrise Senior Living, GreenGen proposed a number of energy efficiency initiatives. A pilot project consisted of two relatively small lighting and limited HVAC projects as a proof of concept and the basis for a larger portfolio-wide initiative. After the successful completion of the pilot program, GreenGen identified 20 assets in Pennsylvania, New Jersey, and New York, all of which had relatively high costs of power, strong rebates, and were geographically concentrated. Over the course of 4-6 months we identified energy conservation measures and end-of-useful projects, which improved operations, increased energy efficiency, and decreased energy costs. All installations were completed during normal operations, while the communities were occupied by staff and residents.

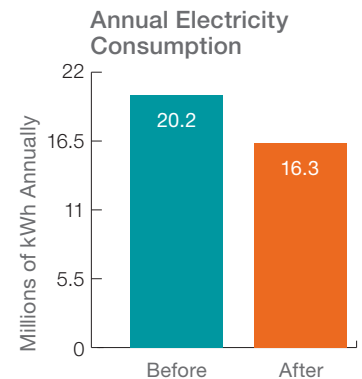
Our Solution

We cleaned and repaired heat exchangers and installed all of the following:

- Interior LED lighting
- Exterior LED lighting
- Occupancy sensors
- Variable frequency drives
- High efficiency RTUs
- Building Management Systems
- New boilers
- New cooling towers

Energy Savings – 19%

- Reduced consumption across the 20 communities by 19%
- Annual savings exceed \$500,000 on annual basis
- Increased enterprise value by approximately \$9,000,000



How can we help you? Please contact Green Generation Solutions at info@greengenerationsolutions.com or 301.202.2930