

Results

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By adding an Enterprise Energy Management (EEM) system and additional meters, facility managers at Esplanade were able to create energy bills more accurately, timely and seamlessly for their luxury condominium residents, who expect the highest level of service and the cost savings associated with energy efficient new construction, according to project managers who oversaw the installation of the EEM system for Esplanade. Beyond improving internal operations and overall costs for residents, Esplanade facility managers were also able to identify opportunities for energy efficiency in the common areas for considerable cost savings throughout the building.

Armed with their newly obtained energy intelligence, facility managers replaced hundreds of 60-watt incandescent light bulbs throughout the building's common areas. By replacing the bulbs with fluorescent bulbs, which require less energy for the same light, management not only saved energy and money on lighting; it was also able to reduce the building's air-conditioning energy needs. The heat factor of the incandescent bulbs had been requiring additional energy and money to cool the common areas. Managers not only replaced the bulbs, they also staggered the timing of the lights to reduce the amount of load placed on the electrical system at one time. In a two-day period during the summer, facility managers watched as energy usage for the building dropped from 225 kWh to 135 kWh. The cost of energy for these common areas and amenities dropped dramatically from more than \$1,000 per month to about \$400.

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