

SUCCESS STORY



LEWIS GROUP OF COMPANIES

One of the largest privately held real estate development companies in the U.S., the Lewis Group of Companies develops rental communities, shopping centers, office parks, industrial buildings, and mixed-use planned communities. The family owned and operated company owns and manages 7,495 apartment homes in the western US. Lewis is pursuing numerous initiatives in an effort to reduce costs, pass energy-related savings on to its tenants, and make its apartment communities more environmentally friendly.

As a green-thinking company, Lewis quickly realized the cost-saving and environmental benefits that retrofitting its apartment communities with more efficient lighting would provide, and welcomed the opportunity to work with Monterey. "We were impressed with Monterey's thorough, energy-efficient project recommendations across our apartment communities," says Al Bennett, Director of Maintenance, Lewis Apartment Communities. Monterey implemented energy-efficient lighting throughout over 1200 apartment units in 10 Lewis communities providing a total estimated annual savings of \$161,783 for tenants and landlord.

Monterey also identified numerous projects across several Lewis apartment communities that were eligible for potential utility rebate funds of nearly \$200,000. Many of these energy-related projects are having an indirect, positive effect on Lewis' bottom line. "It's a definite competitive advantage when we tell existing and potential residents about energy-efficient lighting in our apartment communities that will save them money on their utility bill," explains Bennett. "Monterey is helping us retrofit our buildings into more environmentally friendly properties where people want to live."

HIGHLIGHTS:

\$200k
in Rebates

> Changed residents' interior fixtures from inefficient incandescent lighting to Energy Star® approved hardwired compact fluorescent fixtures (70% savings)

> Replaced T12 lamps and magnetic ballasts to long-life, high-efficiency T8 lamps and electronic ballasts in resident and common areas (35% savings)

1200
Units

> Installed exterior Energy Star® approved hardwired compact fluorescent fixtures in common areas (70% savings)

> Replaced Incandescent flood lights with Energy Star® approved compact fluorescent (CFL) reflector lamps (77% savings)

\$161k
Annual Savings

> Replaced existing exterior high-pressure sodium and metal halide lamps and ballasts with high-efficiency and extra-long life electrode-less induction fluorescent systems in common areas (65% savings)

ABOUT MONTEREY ENERGY

LIC# 975905

Monterey's energy-efficient solutions provide the fastest payback of any investment your company can make toward a sustainable future. We work with you to achieve your goals of lower operating costs, reduced carbon footprint, and increased property values all while exceeding your expectations for service and project management. Contact us at info@montereyenergy.com or (877) 905-2677 for more information.



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