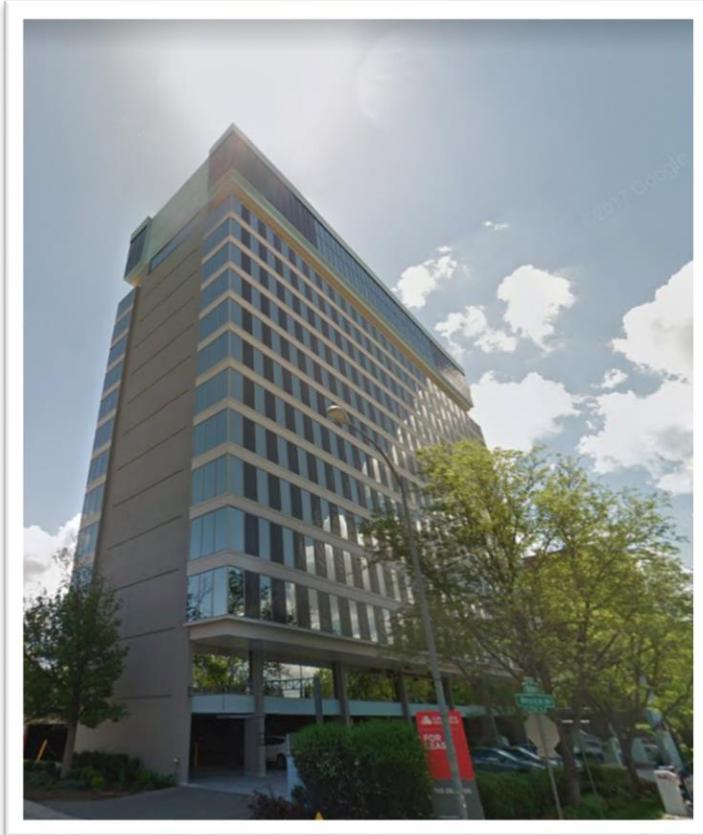


# Tower Colorado - 1720 Bellaire



“C-PACE financing allowed us to install more efficient measures..., the overall building consumption is reduced by 30% and it made economic sense for us to do this.”

**Stu Ogilvie,**  
**Ogilvie Properties**

An energy audit conducted by Group 14 for Tower Colorado revealed a potential to save \$70,000 annually on energy costs by installing certain HVAC, lighting, building control systems, window glazing and roof improvements. Tower Colorado had an ENERGY STAR score of 91 before the project. Under the project management of Integro, LLC, Tower Colorado used C-PACE financing to leverage potential energy efficiency savings and redirect the same dollars to improving building systems. ANB Bank provided \$1.5 million in financing for this project, which **reduced the annual energy consumption of the building by 30% while increasing the value of the building.**

## Energy Efficiency Project Costs and Savings Summary:

Project	Total Annual Cost Savings	Estimated Implementation Costs	Estimated Xcel Rebate	Simple Payback w/ Rebate (Years)
HVAC	\$5,623	\$67,298	\$3,910	11.3
LED Lighting	\$57,920	\$346,171	\$79,571	4.6
Controls	\$5,764	\$46,253	-	8.0
Insulation	\$1,691	\$25,000	-	14.8
Glazing	\$1,613	\$967,147	\$1,869	598.4
<b>Totals</b>	<b>\$64,459</b>	<b>\$1,451,870</b>	<b>\$85,350</b>	<b>18.8</b>

## Energy Efficiency Leadership:

# 3300 1<sup>st</sup> Avenue



Ogilvie Properties also financed a \$626,000 project at 3300 1<sup>st</sup> Avenue with more C-PACE financing from ANB Bank. 3300 1<sup>st</sup> Ave had an ENERGY STAR score of 62 before the project. With lighting upgrades, HVAC improvements, and building control upgrades, this project **reduced the annual energy consumption by 35% while increasing the value of the building.** This reduces the building's annual operating costs from \$143,737 to \$97,316. These annual savings allowed the property owner to address an additional capital need of the building which was a roof replacement that produces lower energy savings but is equally important.

**“We like that these projects end up really providing some great community benefits, we all benefit from a reduction in greenhouse gas emissions.”**

**Matt Baldner,**  
SVP, ANB Bank

## More About C-PACE

C-PACE financing is designed to incentivize commercial property owners to proceed with more efficient measures when replacing aging building systems. C-PACE is long term financing that is repaid through a special assessment on the property tax bill that transfers with the sale of the property. The loans provided to Tower Colorado and 3300 1<sup>st</sup> Avenue were at a rate of 5.6% over 20 years. However, this investment will allow 3300 1<sup>st</sup> Avenue to save over \$38,000 in total operating expenses over the 20 years since their regular rate of growth will now be on a smaller initial number.

### C-PACE Financing Summary:

Building Name	C-PACE Financing Amount	C-PACE Annual Special Assessment	Energy Cost Savings	Cost
<b>Tower Colorado</b>	\$1,451,870	\$0.96 / sq ft	\$0.50 / sq ft	\$0.46 / sq ft
<b>3300 1<sup>st</sup> Avenue</b>	\$626,000	\$0.56 / sq ft	\$0.48 / sq ft	\$0.06 sq ft

**“Both of these projects collectively offset annually more than 19,000 tons of greenhouse gasses over the 20-year finance term, which is equivalent to removing 3,693 cars from the road for one year. That’s incredible!”**

**Matt Baldner,**  
SVP, ANB Bank