



*The Florida Association of Homes and Services for the Aging
Innovation Exchange*

Submission Form

Name and Title of Submitter:	Jacqueline Safford
Facility/Organization Name:	College Arms Towers
Address:	101 North Amelia Ave, Deland, FL 32724
Phone:	(386) 734-2299
FAX:	(386) 738-4311
E-mail:	jazzy_327@yahoo.com
Date of Submission:	April 17, 2009
Title of Innovation:	Greener Facility Leads to Greener Bank Account
Topic for Submission: (Please choose a topic from the list included in the attached submission guidelines which best describes the innovation you are submitting.)	Facility Design and Plant Management
Audience: (Choose one or more, as appropriate.)	<input checked="" type="checkbox"/> Affordable Housing (HUD, tax credit, etc.) <input type="checkbox"/> Assisted Living Facilities <input type="checkbox"/> Home & Community-Based Services <input type="checkbox"/> Nursing Homes <input type="checkbox"/> Retirement Communities (CCRC or Fee-for-Service) <input type="checkbox"/> All of the Above

1. **Description of Innovation:** Please succinctly describe the innovative program or service, creative idea or best practice and the resulting benefits to your organization or the consumers you serve. Limit the narrative to three pages, excluding attachments such as forms.

College Arms Towers in Deland is a 196-unit affordable housing apartment complex for seniors. Many of the residents receive Section 8 rent subsidies. By making the facility more energy efficient, College Arms has significantly reduced its utility payments, and in the process, received a check for \$31,789. The \$31,789 came from individual rebates for replacing individual energy consumption appliances.

In early 2008, Jacqueline Safford, the Property Manager at College Arms Towers, was looking for a way to reduce operating costs and resident rent. Jackie requested an energy audit from Progress Energy (PE). PE's "Save The Watts" program breaks down a facility's energy usage into categories and gives recommendations to reduce cost. It was recommended that the facility steam clean all of the air conditioning (AC) units, determine their efficiency, and decide whether they should be replaced. Overall, 130 units were replaced at a cost of

\$97,500. At the suggestion of Progress Energy, the facility also replaced all of its light bulbs, fixtures, and exit lights with compact fluorescents, low energy use LED exit signs, and other low energy lighting fixtures at a cost of \$7,109. The installations occurred over four months and started with replacing the lighting. The AC units that were found to be defective were purchased month-to-month and replaced as the company received them. College Arms Towers paid and installed as they went, without using a line of credit, paying for the improvements with general revenue. In addition, motion detectors were installed in shared spaces so lights would not be used unless needed. College Arms “went through everything electrical.”

College Arms Towers received an energy rebate from Progress Energy for each replaced item including \$100 per replaced AC unit. They received an additional rebate from the AC supplier on top of Progress Energy’s - the total value of which was over \$4,000.

If your facility’s utility provider is Progress Energy, and you would like to schedule an energy audit, they can be contacted by phone, (877) 372-8477. More information can also be found at www.savethewatts.com.

Many utility providers around the state offer programs similar to Progress Energy’s. There is a trend to go green and many companies are encouraging their customers to do so through rebates. Contact your local provider for more details.

2. **Budget:** Provide information about the annual budget or total cost of your innovation (if a one-time expense) and the number of staff or volunteers used to implement it. If your innovation did not require a budget or staff, please indicate.

College Arms Towers purchased 1,410 light bulbs for \$7,109 and 130 AC units for \$97,500 totaling \$104,609. Subtracting the progress energy rebate brings the cost to \$72,820. The facility’s maintenance crew was able to perform the upgrades. The project took four months to complete. In January, 2009, Progress Energy increased its usage fees by 20%. Prior to that increase, College Arms saw a reduction of \$1,000 on their monthly energy bill. Even with the increase, College Arms is now saving approximately \$100 per month on its energy bill.

Please see energy information for College Arms Towers below:

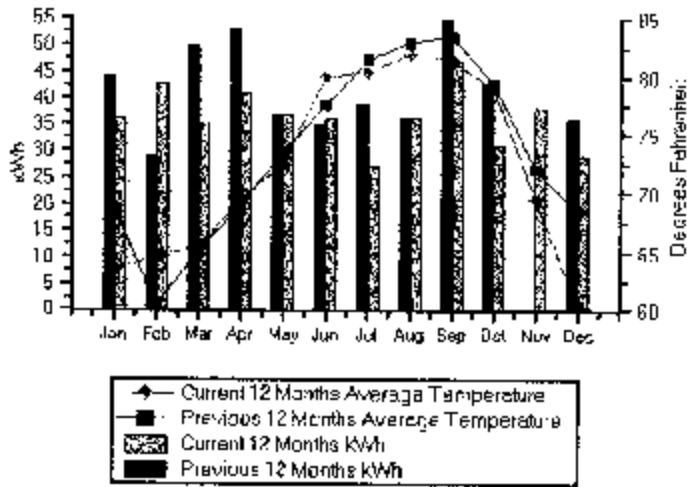
Analysis Graph

Analysis Graph

Manage Accounts

Account Name: COLLEGE ARMS TOWERS
Account Number: [REDACTED] (Account active since 7/1/1996)
Account Address: 101 N AMELIA AVE *PUMP, DELAND, FL 32724
Interested in printing a graph? For best results use landscape format.

Most Recent 12 Months Compared to Previous 12 Months



All Data is for the Bill Period


Several graphing options are available to assist you with viewing your energy analysis history. From the drop down list provided below, please make your selection and click on Redraw Graph.

Select Graphing Option: 12 Month Comparison [REDACTED]

Glossary of Terms

FOR +

Analysis Details

 **Manage Accounts**

Account Name: **COLLEGE ARMS TOWERS**
 Account Number: **[REDACTED]** (Account active since 7/1/1996)
 Account Address: **101 N AMELIA AVE *PUMP, DELAND, FL 32724**

Average Monthly Usage: 37



[View energy analysis graph](#)

Interested in printing? For best results use landscape format.

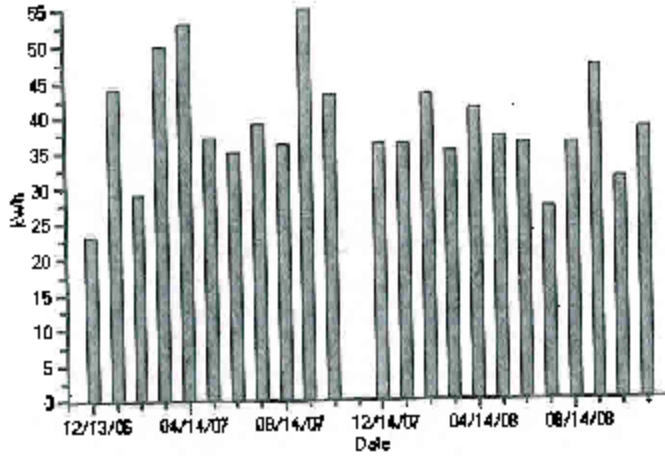
For a detailed analysis and comparison to the same month, previous year, click on the desired date mailed.

Date Mailed	# Of Days	kWh Usage	Daily kWh Avg.	Avg. Daily Low	Avg. Daily High	Avg. Temp.
12/18/2008	29	29	1	50	71	60
11/14/2008	30	38	1	61	78	70
10/15/2008	30	31	1	72	86	79
9/15/2008	32	47	1	75	88	82
8/14/2008	31	30	1	74	90	82
7/14/2008	30	27	1	72	89	80
6/14/2008	30	36	1	71	89	80
5/15/2008	31	37	1	62	83	72
4/14/2008	32	41	1	60	79	70
3/13/2008	29	35	1	55	76	66
2/13/2008	29	43	1	55	74	64
1/15/2008	32	36	2	54	73	64
12/14/2007	30	36	1	59	78	68
11/14/2007	29	0	0	64	80	72
10/15/2007	29	43	1	72	87	80
9/17/2007	34	55	2	75	92	84
8/14/2007	32	36	1	74	92	83
7/13/2007	29	39	1	73	90	82
6/14/2007	30	35	1	68	87	78
5/15/2007	31	37	1	63	84	74
4/16/2007	29	53	2	59	79	69
3/16/2007	29	50	2	54	76	65
2/15/2007	30	29	1	52	69	60
1/16/2007	34	44	1	50	77	68

http://www.fahsa.org/.../analysis_details.asp?account_id=...

Energy Usage Graph

Account Name: COLLEGE ARMS TOWERS
Account Number:
Account Address: 101 N AMELIA AVE *PUMP, DELAND, FL 32724
Interested in printing a graph? For best results use landscape format.



kWh Usage

Several graphing options are available to assist you with viewing your usage history. From the drop down list provided below, please make your selection and click on Redraw Graph.

Select Graphing Option: Bar kWh Usage [Redacted]

[Glossary of Terms](#)

TOP