

Custom Efficiency

for Complex Projects



American Resurgens Management Corporation

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“This project was so successful that we are now involved in more energy-efficiency upgrades to our heating, ventilation and air conditioning systems.”

—Tom Houston, ARM Project Manager

ARM Manages Energy Efficiency Assets For The Long Term

The Business

American Resurgens Management Corporation (ARM) provides portfolio management services, on-site management and leasing services, and development services for institutional and high-net-worth individual real estate owners.

From its Boise office, ARM provides the asset management and leasing services for the owner of the Washington Group Plaza, a 590,000-square-foot, class A, office complex.

The Challenge

ARM wanted to improve the energy efficiency, sustainability, and occupant comfort throughout the complex in Boise. They began to address

these concerns in 2007 with help from Idaho Power.

The Solution

ARM replaced nearly 8,000 light fixtures, many with occupancy sensors or other energy-saving controls.

The project also included:

- Installation of a new, fully-automated building operating system for the heating, ventilation
- An Air conditioning (HVAC) system
- Numerous variable frequency drives
- A new, energy efficient 800-ton chiller.

The Outcome

“The savings has been very significant,” ARM Project Manager Tom Houston said, “especially when you see how much

energy can be saved from changing one light bulb—and we changed thousands.”

The Savings

The energy efficient upgrades will reduce long-term energy costs and are expected to save more than 6,000,000 kilowatt-hours (kWh) per year—enough electricity to serve approximately 450 average-sized Idaho homes for one year.

The incandescent-to-compact fluorescent light (CFL) change-out alone will save about 510,611 kWh per year, the equivalent carbon dioxide emissions offset of planting nearly 97 acres of trees.

The Bottom Line

Idaho Power’s Custom Efficiency program provided incentives to ARM valued at approximately \$700,000.

“This is a great program,” Houston said, “especially when you consider it paid for itself within two years.”

If you are looking for similar energy saving success for your business, Idaho Power can help. Idaho Power offers a complete suite of energy efficiency programs for commercial and industrial businesses.

The Custom Efficiency program assists large commercial and industrial customers in identifying and paying for energy efficiency improvements.

Easy Upgrades offers incentives of up to \$100,000 for energy-saving retrofits within existing commercial and industrial buildings.

The Building Efficiency program offers incentives of up to \$100,000 per project to offset part of additional capital expenses for more efficient lighting designs, cooling systems, controls, and building shells in new commercial and industrial construction projects.

FlexPeak Management, a demand response program, offers commercial

and industrial customers recurring payments for reducing a set amount of electricity consumption in response to Idaho Power’s peak demand and other system needs.

Go to www.idahopower.com/business or call 208-388-5624 for more information on how Idaho Power can help you save energy and money.

The above success story was produced in cooperation with, and approval from, Idaho Power customer American Resurgens Management Corporation.