

Custom Efficiency

For Complex Projects

Key Financial Center banks on Custom Efficiency program

Not many buildings run the air conditioning in the middle of November when the outside temperature barely nudges 50 degrees Fahrenheit (F). However, the Key Financial Center (KFC) did. “We had to do it to equalize the heat put out by our old lights,” said Eric Fiolo, assistant property manager of the 14-story office building in downtown Boise.

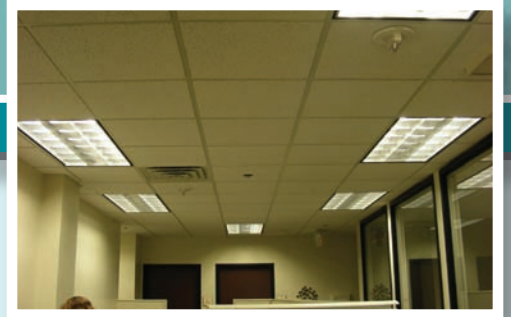
Making big changes while accommodating tenants

When the KFC was built as the Bank of Idaho building in 1962, it rose higher than any other building in Idaho at 174 feet. Almost 50 years later, it is still one of the ten tallest structures in the state. It is also a prestigious business address for law firms and financial planners, Key Bank’s Idaho headquarters, and is now one of Idaho’s most efficiently-lighted buildings.

“We’re working towards qualifying for LEED certification,” Eric explained. (See sidebar.) “And getting the lighting done was the first step, because we knew it was such a big problem.” It was a big problem in more ways than one: the building had more than 1,600 outdated, inefficient fixtures to be replaced but with at least five important tenants, all occupying one or more floors, who were hesitant to have their business days interrupted by a lighting crew.

To meet both challenges, a team of three electricians from Enterprise Electric of Boise worked from 6:00 p.m. to 2:30 a.m. to minimize the impact on the people who work in the building. “It was important to us,” Eric explained, “that our tenants not be inconvenienced.”

Working after hours also enabled the lighting crew to finish the project in just five weeks. In that time, they replaced 1,469 outdated T12 fluorescent bulbs with more efficient T8 fixtures, 106 incandescent fixtures with compact fluorescent lamps (CFL), and 44 emergency exit signs with high-efficiency light-emitting diode (LED) signs. They also removed some fluorescent fixtures altogether and installed occupancy sensors.



What is LEED certification?

Leadership in energy and environmental design (LEED) certification is the recognized standard for demonstrating a building project is truly green. Developed and administered by the U.S. Green Building Council, it promotes design and construction practices that increase profitability, reduce the negative environmental impacts of buildings, and improve occupant health and well being.

LEED certification offers compelling proof to clients, peers, and the public that a building incorporates advanced environmental practices in site selection and management, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. *Continued on back.*



"It was a good investment all the way around."

– Eric Fiolo
Assistant Property Manager
Key Financial Center

The savings

Enterprise Electric's final invoice was \$82,422, of which Idaho Power reimbursed the KFC \$57,695 as part of its Custom Efficiency program.

The building's annual electricity usage will decrease by more than 500,000 kilowatt-hours (kWh), enough energy to serve more than 30 homes in Idaho Power's service area for a year. As a result, the KFC will save more than \$27,000 per year in lighting costs and an additional \$2,276 in heating, ventilating, and air conditioning (HVAC) costs due to the reduced heat the new, more efficient bulbs produce. "When we factored it all out," Eric says, "the payback on the project worked out to 11 months. Add in the fact that it's a big step towards our LEED certification, and it was a good investment all the way around."

Cost	Idaho Power Rebate	Savings (kWh/year)	Annual Savings	Customer out-of-pocket*	Payback in Months
\$82,422	\$57,695	504,081	\$27,724	\$24,727	11

*Source: Idaho Power Key Financial Center Lighting Retrofit Project Summary IND0562, November 24, 2010

Uncommon savings are quite common

Saving energy has always been a smart business decision. Now, Idaho Power makes it attainable. Our complete suite of energy efficiency programs provides attractive incentives to commercial and industrial customers who want to reduce their utility costs.

- The **Custom Efficiency** program offers substantial rebates to large commercial and industrial customers who invest energy-saving improvements in their facilities.
- **Easy Upgrades** provides incentives of up to \$100,000 when companies retrofit their infrastructures with energy-saving upgrades.
- The **Building Efficiency** program pays up to \$100,000 *per project* to mitigate the additional capital costs when companies upgrade their lighting, cooling, controls, and building shells to more efficient components.
- **FlexPeak Management** offers commercial and industrial customers incentives in the form of recurring payments for reducing their power consumption during times of overall peak demand.

The above success story was produced in cooperation with, and approval from, the KFC.



What is LEED certification? (continued)

By meeting LEED standards, you can qualify for a growing number of state and local government incentives.

For more information about LEED certification, visit the U.S. Green Building Council's LEED website at www.usgbc.org/LEED.

How much can your company save?

For more information about Idaho Power's energy efficiency incentive programs, go to www.idahopower.com/business or call us at 208-388-5624. We'll show how you can join smart companies like the KFC, saving energy and money.