

# COMMERCIAL REAL ESTATE EFFICIENCY



## FIND REAL-LIFE ENERGY SAVINGS FOR COMMERCIAL PROPERTIES

Our Commercial Real Estate Efficiency program from Xcel Energy can help you increase energy efficiency in your commercial building, making it more profitable and comfortable. Through special technical and financial assistance developed just for commercial real estate properties, you get to the core of energy-efficiency opportunities. You also can earn increased rebates for making recommended improvements.

Below is a list of energy-efficiency opportunities that are typical of those often identified through the Commercial Real Estate Efficiency program. Estimated energy savings for each building varies based on study recommendations and not every opportunity listed below will be appropriate for every customer situation or eligible for a rebate.

### Controls

- Refine night setback and optimum start
- Reduce outside air using CO2 sensors
- Optimize mixed-air setpoint

### Cooling equipment

- Choose water-cooled DX versus air-cooled DX
- Install variable frequency drive (VFD) compressors
- Select water-side economizer
- Consider chiller replacement
- Add energy recovery equipment
- Control lighting hours of operation
- Select most-efficient replacement units when replacing cooling equipment
- Improve sequencing of chillers and related equipment

### Heating equipment

- Analyze cost-per-Btu of heat output
- Optimize warm-up strategy
- Select condensing boilers for appropriate applications
- Add energy recovery equipment
- Install hot water temperature reset

### Pumps

- Install VFDs (no temperature reset)
- Switch to right-sizing versus throttling
- Optimize VFD operation

### Fans

- Install VFDs (no temperature reset)
- Improve VFD operation
- Add fan static pressure reset
- Improve air handler discharge temperature reset

### Garage ventilation

- Add carbon monoxide controls
- Optimize makeup air

### Lighting

- Replace T12 lamps with T8s
- Switch T8 lamps to low wattage T8s
- Replace incandescent bulbs with compact fluorescents (CFLs)
- Reduce light levels

### Motors

- Replace existing inefficient motors with NEMA Premium efficient motors