

## 1700 California Street Multifamily Case Study

### PROFILE

Location	1700 California Street in San Francisco
Square Footage	140,000
Type of Building	Residential/Commercial
Energy Efficiency Upgrades	Lighting and Exit Signs



### DESCRIPTION

1700 California Street is a combined residential and commercial building in San Francisco. Twenty-one tenants occupy five floors of commercial space. The property management acted promptly after hearing about the potential energy savings in lighting retrofits in order to take advantage of the financial incentives being offered through the program.

To start, the Department of the Environment conducted a free energy survey offered by the program. The projected savings from the initial evaluation was substantial enough for ownership to approve the project within a month. The building management retrofitted 1273 linear fluorescent fixtures, replaced 75 incandescent lamps with CFLs, and switched 122 Exit Signs with LED Exit Signs.

A year after the upgrades were made the actual savings totaled over \$52,000. Resulting a Return of Investment (ROI) in the first year of 97 percent. Savings attained from energy efficient lighting therefore went straight to the bottom line. The Department of the Environment's expert turnkey services made the whole process easy and quick.

SF Energy Watch  
(415) 355-3769  
[www.sfenergywatch.org](http://www.sfenergywatch.org)

"We received help in financing the work, the installation took place without a hitch, finished ahead of schedule and the lights look great."

Winnie Chan, Property Manager

### SAVINGS SNAPSHOT

Total Project Cost	\$71,762
Program's Incentive	\$17,625
Customer's Co-Pay	\$54,137
<b>Annual Savings</b>	<b>\$52,500</b>
kW Reduction	67.7
Payback	1.03 years

### BENEFITS

- Favorable return on investment (ROI)
- Excellent professional service
- Easy and convenient process

A Joint Project of:



Pacific Gas and  
Electric Company®



SF Environment

Our home. Our city. Our planet.  
A Department of the City and County of San Francisco

This program is funded by California utility customers and administered by Pacific Gas and Electric Company in collaboration with the City and County of San Francisco and under the auspices of the California Public Utilities Commission.