

## Amberwood Senior Apartments

## San Mateo County Case Study



Amberwood Senior Apartments is comprised of two wings, connected via a small common area space on the first floor. Although outwardly similar in appearance, the two 4-story wings were operating with a widely varied mix of systems. Forty percent of the existing windows had already been retrofitted with double glazed vinyl windows. The remaining 60% were single glazed metal frame windows original to the building. Indoor common area lighting consisted primarily of CFLs, while exterior lighting was a combination of CFLs, inefficient short-lived incandescents, and high pressure sodium lamps. The two central water heaters were operating at varying thermal efficiencies, one of which was operating with a failed flue damper.

Amberwood L.P. attributes its property's low turnover rates to good maintenance, but admits that with the property's patchwork of systems, management was so overwhelmed with upkeep at times that it did not know where to start. The technical assistance provided by the Bay Area Multifamily Building Enhancements program gave Amberwood a logical pathway for addressing upgrades and a schedule to follow.

### PROPERTY PROFILE

Location	205 Cerro Drive, Daly City, CA
Owner	Amberwood Apartments L.P.
# of Units	130
# of buildings	1
Sq ft	85,455
Year built	1970

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Standing: Edgar Tividad (manager), Dr. Charles Syers  
Seated: Barry Levy, Kalco Properties, Dian Levy, Kalco Properties

When Amberwood L.P. decided to look into the program, management did not know what to expect. Once the project was assigned to an energy efficiency consultant, Dr. Charles Syers, who was the primary contact on this project, was pleasantly surprised by the ease of the process and the efficiency of the staff. “Two people showed up to the property with iPads and equipment, and they were very efficient,” says Dr. Syers. “They did more in several hours than some teams could do in a week.”

Projected energy savings are particularly high for this project. Amberwood moved forward with a scope that included 7 of the efficiency recommendations suggested by the consultants. The management team decided to upgrade the remaining aluminum framed single pane windows to double pane vinyl, insulate the attic, install low flow showerheads, install aerators on bathroom and kitchen faucets, upgrade exterior lighting to LEDs, and replace the water heaters with identical 96% efficient models.

Amberwood strives to make its property as good as it can be with the means that are available. “Why not spend the money to take advantage of any existing rebates?” Dr. Syers says, “it’s good business sense.” He saw the water and energy savings benefits from the work that was done almost immediately. And this project has made the energy systems in the building more consistent throughout, which will make ongoing maintenance less daunting.

## About the Program

The Bay Area Multifamily Building Enhancements program provides free consulting to assist in planning efficiency improvements designed to save 15% or more of a multifamily building’s energy use, and provides \$750 per unit in rebates to help pay for the upgrades. Learn more at [www.bayareamultifamily.org](http://www.bayareamultifamily.org).

“The technical staff was so well-organized and easy to work with.”



Two high-efficiency condensing water heaters with demand controlled recirculation

## UPGRADE AT A GLANCE

Energy Savings	<ul style="list-style-type: none"><li>• 25% overall energy savings</li><li>• 6070 Therms saved</li><li>• 28,530 kWh saved</li><li>• 52.3 metric tons CO<sub>2</sub> emissions reduced</li></ul>
Rebate Amount	\$ 97,500
Measures Included	<ul style="list-style-type: none"><li>• High-efficiency condensing central water heaters</li><li>• Demand controlled recirculation</li><li>• Replacement of 103 windows with dual-pane vinyl frame models</li><li>• Insulation of attic cavity</li><li>• Low flow aerator installation on unit kitchen and bath faucets</li><li>• Common area and in-unit LED lighting upgrade</li><li>• Low-flow showerheads and faucet aerators</li></ul>
Other Benefits	<ul style="list-style-type: none"><li>• Water savings</li><li>• Increased safety from improved lighting</li><li>• Improved comfort and reduced moisture from dual pane windows</li></ul>