

Energy Savings Case Study

Sacramento Property Manager Saves Nearly \$100,000 in Energy Expenses

Background

Cemo Commercial is a full service commercial real estate company with a diverse portfolio of properties that range throughout the Sacramento area. As one of the region's leading commercial real estate management companies, Cemo offers a full array of services including land acquisition, development, and property management of office space, industrial facilities, retail complexes, and multi-family properties. Cemo manages just over 1 million square feet of commercial property and is committed to helping their clients grow and increase the return on their commercial assets. In teaming with Cooper Oates, the HVAC contractor who administered the PG&E sponsored AirCare Plus Program, Cemo Commercial has been able to realize its goals of lowering utility expenses and improve the longevity and performance of their mechanical equipment.



Delivering the Savings

As part of an ongoing effort to improve building profitability, Cemo was quick to welcome the energy and cost-saving opportunities presented by Cooper Oates and the AirCare Plus Program. The program works to improve the efficiency of HVAC units for PG&E's small to medium-sized commercial electric customers. It all starts with a no-cost tune-up. In the case of Cemo Commercial, all major HVAC unit components throughout 23 of their properties were inspected and adjusted for optimal performance and energy efficiency.

For Cemo, the benefits of working with Cooper Oates included:

- ▣ No-Cost to Cemo or their tenants
- ▣ Improved HVAC system performance
- ▣ Lower energy bills
- ▣ Increased comfort for building occupants
- ▣ A positive environmental impact

Sammy F. Cemo, Chief Executive Officer of Cemo Commercial explains what made the program so attractive to Cemo: "Cooper Oates and our PG&E Rep



Quick Facts

Name: Cemo Commercial

Location: Folsom, California

Scope of Energy-Saving Measures:

23 buildings with 210 HVAC units diagnosed and serviced for increased efficiency through measures relating to refrigerant, thermostat controls, and economizer optimization

Estimated Annual Savings*

▣ 650,574 kWh

▣ 60.22 kW

▣ 3,976 Therms

▣ Approximately **\$97,574** saved per year

Program Benefits

- ▣ No-cost HVAC tune-up and services
- ▣ Save money through decrease in overall energy costs
- ▣ Increase equipment performance and longevity
- ▣ Reduce impact on environment

* Estimated annual cost savings based on a utility rate of \$0.15 per kWh.

approached us about the program and we appreciated the fact that a lot of free work could be done to help us upgrade our HVAC systems and decrease our energy expenses.” In total, 210 units were serviced from 23 different buildings. The adjustments are estimated to reduce energy use by approximately 650,574 kWh annually, saving approximately **\$97,574 per year.**

Work Performed

Each HVAC unit was inspected by one of Cooper Oates’ certified AirCare Plus technicians. Based on the unit diagnosis, service was performed to improve performance. Roughly two thirds of the serviced units required either installation of programmable thermostats, or modification of thermostat settings (in cases where a programmable thermostat was already in place). The programmable thermostats, installed at no cost to Cemo or the building owner, maintain occupant comfort by ensuring proper temperature settings based on the occupancy schedule. They also guarantee the HVAC unit is running only when necessary.

Approximately three-fourths of the serviced units received refrigerant charge adjustments. Having a proper refrigerant charge reduces energy consumption while extending the life of the compressor. A number of units also receive adjustments to the economizer, which offers further savings by providing as much “free cooling” with outside air as possible. “Working with Cooper Oates and the AirCare Plus Program was easy,” says Cemo. “We gained a much better knowledge of our equipment. It’s nice knowing that all of our equipment is working properly, and that it is now operating more efficiently.”



Our History

For over half a century, Cooper Oates has proudly served businesses and commercial properties throughout the Sacramento Valley and Northern California. From our beginnings as an air conditioning installer, to our current capability as a full-service mechanical provider, we have placed your facility’s comfort and your business’s profitability front and center.

Our team of experts has extensive experience designing, installing, monitoring, and servicing a broad range of mechanical projects including:

- Office Buildings
- Industrial / Conditioned Warehouses
- Hospitals / Clinics / Labs / Medical Offices
- Educational Facilities
- Server / Datacenter / Clean Rooms
- Restaurants / Commercial Kitchens
- Manufacturing / Distribution Centers