

For multi-family properties

Buckingham Companies case study

The opportunity

As a full-service real estate firm, Buckingham Companies develops, builds and manages a portfolio of high-profile multi-family, commercial and mixed-use properties throughout Indianapolis. Led by Katie Vrabel, Buckingham's Director of Sustainability, the company has placed a renewed focus on ensuring its buildings are as energy efficient, comfortable and sustainable as possible.

Recently, Katie and her team took advantage of AES Indiana's direct install and incentive opportunities to update several established properties with free and discounted energy-saving improvements.

The project

AES Indiana worked with Buckingham to identify 18 residential and commercial buildings that could benefit the most from energy efficiency upgrades. After an initial assessment of each property, the AES Indiana team installed thousands of free energy-saving products, including LEDs, faucet aerators, showerheads, exit signs and programmable and smart thermostats. The installation team worked carefully to avoid disrupting tenants' schedules and was in and out of each property within 2-7 days.

Partnering with participating distributors, AES Indiana was also able to provide instant discounts for a range of additional recommended projects. These discounts helped cover the cost of lighting upgrades to hallways, parking garages and other common areas.

Project fast facts

\$287,510

Value of free, energy-saving products installed

4,434

Free products installed

1,034,619 kWh

Estimated annual energy savings

\$216,933

Estimated annual cost savings*

1,171 units

Serviced with free upgrades

4.5 days

Average time spent in each property

**Calculated at an estimated rate of \$0.14 and \$0.10 per kWh.*



AES Indiana provides free energy-efficient upgrades to help qualifying residential and commercial property owners save energy, increase property value and boost tenant satisfaction.

Available no-cost upgrades:

- Up to 20 LEDs
- One kitchen aerator
- Up to two showerheads
- Up to two bathroom aerators
- Programmable thermostat
- Smart thermostat (with enrollment in CoolCents®)

In addition to free products, participants can also take advantage of Prescriptive Rebates for common area upgrades as well as Custom Incentives up to \$100,000 for specialty or new construction projects.

The results

All told, AES Indiana installed over **4,400** free energy-saving products in Buckingham properties. The upgrades are estimated to save over **1 million kWh** a year, adding up to **\$216,933** in annual energy cost savings.

Beyond cost savings, the upgrades have also helped improve safety, comfort and productivity for thousands of tenants. For Buckingham, that means reduced turnover rates, increased property values and increased marketability for their newly upgraded buildings.

“Energy efficiency is a key component of our sustainability initiatives at Buckingham Companies. Through participation in available AES Indiana programs, benefiting our commercial and residential tenants, as well as lowering our overall building usage, we’ve been able to realize significant energy savings and lower our greenhouse gas emissions. Coordination with the AES staff was turnkey, and we are thrilled the partnership resulted in multiple solutions for our Indianapolis area properties.”

– Katie Vrabel, Director of Sustainability at Buckingham Companies

It all starts with a free property assessment. To schedule yours, give us a call today at [866-908-4915](tel:866-908-4915).