

# Green Building

## ResourceSmart Colorado aids environment, cuts costs

In today's difficult economic times, it is critically important to cut costs and increase the bottom line. What if you were presented with the opportunity to save money and help the environment? Sound too good to be true? If so, just take a look at CB Richard Ellis' recent success with energy and water efficiency, which also led to substantial monetary savings.



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From conducting cooling tower audits to enacting energy saving measures, CB Richard Ellis is making significant strides in improving efficiency in its buildings while realizing the rewards. In 2009 alone, CBRE saved an estimated 14 million kilowatt hours of electricity and 12.7 million gallons of water, which resulted in nearly \$1.4 million in savings. For making motor efficiency improvements in four different facilities, CBRE realized an energy savings of 1.9 million kilowatt hours and won Xcel Energy's 2009 Motor Efficiency Champion award. Further, Denver Water's recent cooling tower audits of CBRE's buildings indi-

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cate they could save an additional 2 million gallons of water and tens of thousands of dollars in facility costs every year.

"CB Richard Ellis is committed to efficiency," said John Osborne, regional operations manager of CB Richard Ellis. "From both an environmental and a business standpoint, it makes sense to enact these energy and water saving measures."

CB Richard Ellis is one of the first success stories of ResourceSmart Colorado – a groundbreaking partnership among NAIOP Colorado, Xcel Energy and Denver Water with the goal of improving energy and water efficiency in Colorado's commercial real estate sector.

"We are excited to see that when leaders in the commercial real estate sector become aware of the many efficiency incen-

tives and rebates offered by both Denver Water and Xcel Energy, they take advantage of them to implement greener, more environmentally friendly practices in their buildings," said Kathie Barstnar, executive director of NAIOP Colorado. "That is what ResourceSmart Colorado is all about. It's really a matter of increasing awareness of the numerous existing programs and incentives. We are hoping to make a significant difference."

Considering the fact that commercial buildings in the United States consume 36 percent of all

electricity produced in the country and use an estimated 10 billion gallons of water each day, this will be a welcome change. In the Denver metro area alone, Denver Water's commercial customers use more than 14.7 billion gallons of water annually – enough water to pour 1 foot of water onto 45,000 football fields.

Xcel Energy and Denver Water both have made commercial-sector efficiency a priority and offer a variety of related programs and incentives, including audits and financial incentives

for customers like CB Richard Ellis that switch to more efficient technologies. The difficult part is making sure that people – especially the decision makers – are aware of these programs. Yet the case of CB Richard Ellis indicates that word is spreading and ResourceSmart Colorado is starting to make an impact.

To learn more about ResourceSmart Colorado or to get more information on efficiency programs and incentives for your business, visit NAIOP Colorado's Web site, [www.naiop-colorado.org](http://www.naiop-colorado.org).▲

### Select Denver Water Rebates and Incentives for Commercial Buildings:

- Earn up to \$40,000, or \$21.50 for each thousand gallons of water saved, annually through the Cooling Tower Incentive Program or Indoor Incentive Program, which make changes to your building's cooling towers and other indoor equipment.
- Receive up to \$10,000 on design assistance, \$1,000 on material installation labor, 25 percent of the material cost for gear-driven rotor heads, \$21.50 for each thousand gallons of water saved, and more by participating in the Irrigation Efficiency Program.
- Receive a \$125 rebate for each newly installed highly efficient toilet.
- Receive 25 percent off qualifying models to install weather-based smart controllers that will greatly reduce your building's irrigation water usage.

### Select Xcel Energy Rebates and Incentives for Commercial Buildings:

- Save up to 15 percent in energy use and earn up to 30 percent in bonus rebates by participating in a Commercial Real Estate Energy Efficiency Assessment for office buildings 50,000 square feet or larger.
- Significantly lower your energy bills and address the likely main driver of your energy costs – lighting – through lighting efficiency retrofit rebates, new construction rebates, redesign studies, custom efficiency lighting rebates or small-business lighting audits.
- Lower your upfront costs, shorten your payback period and address the second-largest consumer of electricity in your building – the cooling system – by installing energy-saving cooling equipment and receiving rebates from the Cooling Efficiency program.