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How one local property saved big on project costs and improved building efficiency

Nestled in Fort Collins, CO, Cortina Lofts is a multifamily property with 23 units. In 2023, the property worked with an Efficiency Works Energy Advisor to discover efficiency upgrade opportunities that would help bring operating costs down and improve building efficiency. The advisor facilitated a free energy assessment and collaborated with the property to help it prioritize upgrades, engage local service providers, and navigate the application submission process to receive an incentive check. With assistance from the Efficiency Works Multifamily program, the property completed two efficiency retrofit projects and received over \$5,000 in rebates.

Project highlights



11,210

kWh saved
annually



\$5,102

received in
rebates



\$875

saved
annually



“Electricity is the second largest operating expense for Cortina Lofts, a condominium building, in Fort Collins, CO. At a Board meeting in 2023 it was decided to do a better job of controlling this expense by soliciting help from Efficiency Works and having them do an audit of our building. The audit identified old out of date fixtures and bulbs that if updated would provide savings, and areas where occupancy sensors would control electrical usage to times when needed. The report was very helpful in getting us focused on how we could make our energy use more efficient.

Utilizing the service provider list on the Efficiency Works website, we identified three electrical contractors who provided bids to complete the work. LED lighting and occupancy sensors were installed in common areas throughout our building, with the biggest savings coming from reducing the 24/7 lighting of our stairwells to the few times that individuals used the stairs. This upgrading of lighting not only provided energy savings, but at the same time has brightened up many areas of our building. And, of course, the rebate provided by Efficiency Works was very helpful in making this lighting upgrade work fit our budget.”

Bruce Staff
Condominium Association President
Cortina Lofts

Visit EfficiencyWorks.org for more information.

Project details

Location	Existing equipment	New equipment	Rebate	Annual kWh savings	Annual cost savings
Building exterior	HID pole lights and wallpacks	LED pole lights and wallpacks	\$410	1,393 kWh	\$109
Building interior – common spaces	Fluorescent ceiling mounted light fixtures without occupancy sensors	LED ceiling mounted light fixtures with occupancy sensors	\$3,660	9,751 kWh	\$761
Building Roof	Composition shingle roof	Cool roof (Solar reflectance roof)	\$1,032	66 kWh	\$5

Additional information and benefits:

Exterior and interior lighting projects:

- Improved the safety of the building by illuminating dark areas.
- Outdated fixtures were replaced with modern fixtures that improved the overall appearance of the property.
- Reduced maintenance costs by upgrading to longer lasting LED fixtures.

Cool Roof project:

- Lowered the temperature of the building by reflecting more sunlight than a traditional roof.
- Occupants required less air conditioning to remain comfortable in higher temperatures.
- Cooler temperatures inside the condos improved occupant comfort.



Visit EfficiencyWorks.org for more information.