

AIMCO

Customer:

Apartment Investment and Management Company (AIMCO)

Web Site:

www.aimco.com

Customer Size:

7,000+

Country or Region:

USA in 47 States

Industry:

Multifamily Housing

Customer Profile:

AIMCO is the largest multifamily REIT. A Fortune 1000 and S&P 500. Over 230,000 apartment homes under management with about 18,000 buildings - estimated 200 million square feet.

Services:

- Data & Information Management
 - Analytics
 - Load profiling
 - Forecasting & budgeting
- Usage Management
 - Demand side projects
 - Training & Awareness
 - O&M Procedures & Practices
 - Controls Systems
- Supply Management Support
 - Rate analysis
 - Cogeneration
 - Alternate Power Sources - Solar
- Infrastructure Management
 - Capability planning
 - Systems / Equipment Standards
 - Installation standards / guides
 - Performance specifications
- Risk Management

For more information about other

RD³ Sustainable

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www.RD3inc.com

Corporate Energy Conservation Program

Situation

AIMCO has about 2,300 apartment communities in 47 states with a wide range of class types (A+ through C-), age (average age over 20 years), condition, and styles (high rise, mid rise, garden, etc.). The consideration of energy efficient systems and equipment was sporadic based on individual interest at the project level with a core focus towards first-cost considerations. Operating costs were increasing along with energy costs eating away at AIMCO's controllable NOI.

Actions

A proposal to form an Energy Team to focus on energy conservation was submitted and approved in May of 2006 with seed capital of \$5MM. The initial actions were to setup the contracts for site audits and with trade contractors in electrical, lighting, plumbing and mechanical for demand side projects. A detailed delivery and QA program was developed. Site surveys / audits were conducted to identify demand side projects.

Results

By end of December 2006, eight months later, there were over 1000 site surveys / audits conducted, and 353 projects completed. The vast majority of these projects (345) were identified, developed, procured, and executed by the Energy Team with a blended ROI of 27.7%. The program was authorized to expand six fold in 2007. Below are the combined results over the 20 months from startup to end of 2007:

		Capital Cost	Energy Rebates	Energy Savings	ROI
Energy Team Direct Delivery	2006	\$ 5,655,600	\$ 1,348,710	\$ 1,194,505	27.7%
	2007*	\$ 16,247,554	\$ 225,000	\$ 2,393,576	14.9%
Development / Construction Integration	2006	\$ 10,896,388	\$ 227,607	\$ 1,159,031	10.9%
	2007*	\$ 25,000,000	\$ 400,000	\$ 3,444,000	14.0%
Other Project Types	2006	\$ 1,596,451	\$ 1,101,601	\$ 169,306	34.2%
	2007*	\$ 1,200,000	\$ 400,000	\$ 240,000	30.0%
TOTALS		\$ 60,595,992	\$ 3,702,918	\$ 8,600,418	15.1%

* Estimated based on 2007 Q4 forecasts