

## CASE STUDY – The Marylander Apartments, Baltimore, MD

Morgan Properties is a real estate investment, development and management company that owns and manages 126 apartment communities with 28,680 units in Pennsylvania, Delaware, New Jersey, New York, Ohio, Indiana, Maryland, South Carolina, Virginia and Nebraska. Morgan has hired GreenTech Energy Services to implemented energy efficiency projects throughout many of these complexes.

At The Marylander Apartments in Baltimore, MD, GreenTech replaced obsolete T12 fluorescent lights in the basement, boiler room, laundry rooms, community room and gym with state-of-the-art T8 fluorescents. In the garages, T12s were replaced with energy-efficient LED canopy lights. Exterior metal halide and high pressure sodium floods and wall packs were also replaced with LED technology, as were the incandescent lights in the trash rooms and exit signs.

The upgrade brought all the lights into compliance with federal energy standards, lowered energy consumption and utility bills, enhanced safety, security and aesthetics throughout the complex and reduced maintenance costs.

### Energy Cost Savings:

- Program Cost----- **\$61,557**
- Utility Rebate----- **\$8,220**
- Internal Rate of Return ----- **40%**
- KW Saved-----**17**
- KWH Saved-----**135,723**
- Energy Cost Savings-----**\$18,999**
- Operational Savings-----**\$2,462**
- Total Savings-----**\$21,461**

### Environmental Impact:

- Reduction in Carbon Dioxide (pounds)----- **203,585**
- Reduction in Sulfur Dioxide (grams)----- **760,049**
- Reduction in Nitrogen Oxide (grams)----- **339,308**

