

Case Study

Leaf Properties



Energy reduction helps two schools stay open

Energy efficiency is important for businesses to keep costs low and stay competitive in their industry. This also holds true for education facilities and their property managers like LEAF Properties Inc. Managing two private schools, LEAF Properties needed to find ways to cut expenses—or at the very least maintain them—in order to keep the rising costs of education down and the doors open.

Challenge

Located in southern Kansas City near the Kansas/Missouri border, LEAF (Lutheran Education and Family) Properties operates and manages the joint building for Lutheran High School of Kansas City and Calvary Lutheran Church and School. As the latter name suggests, this building involves much more than just education.

As the home to a church, summer camps and year-round infant care, the building's increasing energy usage was starting to become a financial strain. With around 250,000 kWh of monthly electricity usage during the summer of 2005, Facility Manager Curtis Kettler sought out ways to reduce the building's energy consumption.

Upgrades

It was through a lighting contractor that Kettler first found out about Evergy's Business Energy Efficiency Rebates. He said they "started off small," by upgrading all of their interior and exterior lighting that the rebates would cover. They were able to replace most of the building's T12 light bulbs with more energy-efficient T8 lighting.

After seeing the savings they were able to achieve with a few simple light replacements, Kettler went to evergy.com to do more research and better understand what energy-efficient upgrades they could get rebates for. He identified a few projects that would significantly help their bottom line and brought these suggestions to the property's management board. He said it wasn't too hard of a sell because everyone involved understood the true savings that could be achieved by these upgrades.

By the Numbers

Facility Type:

Office space, classrooms and auditorium

Square Footage:

166,000 sq ft.

Measures:

Outdoor and indoor lighting retrofits and upgrades to HVAC energy management systems.

Total Project Cost:

\$121,501

Total Rebate Amount:

\$60,751

Estimated Annual Energy Savings:

258,387 kWh

Estimated Annual Savings:

\$18,135

That Equals:

10,363 Dry-erase markers or
72,540 College ruled 140-page spiral notebooks



Energy-efficient
T8 lighting



HVAC Control
System

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Business Energy Savings Program

After getting approval from the board, Kettler met with various contractors to find out what equipment was the best fit for their building and how they could see the most energy savings. These meetings led the company to replace a few motors with higher-efficiency models, upgrade to a new HVAC control system, and install LED lighting around the property including the parking lot.

While LEAF Properties has already made significant improvements to the building's energy efficiency, there are still several projects they would like to address. Those include replacing circulation pumps and continuing to improve the HVAC control system, which includes upgrading to new software that will better run their air handlers, chillers, and boilers.



Higher efficiency motors



LED lighting throughout property

Results

Energy efficiency has played a large role in helping LEAF Properties save money for its two tenants. With all of the completed upgrades that have been made, the building's monthly energy usage has been reduced from 250,000 kWh during its peak in 2005 to around 150,000 kWh now. Their latest lighting project alone, which replaced 35 high pressure sodium and 17 metal halide lamps with 52 LEDs, has saved them almost 34,000 kWh per year.

Kettler said that if they were still using the same amount of electricity now that they were in 2005, their monthly bills would be around \$30,000. Instead, because of all the various upgrades the facility has made it is closer to \$10,000.

The facility's energy savings have helped relieve a source of financial pressure for its owners. Kettler said he feels that because of these upgrades they've been able to keep the doors open to the school and continue to provide great education for Kansas City area students.

"I would tell other businesses looking to upgrade to just jump right in and do it. We've cut our bill by at least half. It's a simple process. It takes a little time, but it's been well worth the money; every penny of it."

Curtis Kettler
Facility Manager



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Angie Blaize

816-216-2786

angela.c.blaize@lmco.com

Eric Kruzan

816-489-2485

eric.w.kruzan@lmco.com

Brett Sharp

816-382-8747

brett.sharp@lmco.com

Call **866-847-5228**
Email businessrebates@evergy.com
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