

Spruce Apartments

Santa Clara County Case Study



Prometheus uses BayREN rebates to spruce up Spruce Apartments in Sunnyvale, California

Prometheus, a company that owns and manages 55 properties on the West Coast, bought the sprawling 21-acre Spruce Apartment community in 2014. Originally constructed in 1972 as Fair Oaks West, the property's 16, three-story buildings, multiple pools and common areas had potential for an upgrade. Prometheus immediately began renovations with energy efficiency, health, design and comfort in mind.

Thanks to the Bay Area Multifamily Building Enhancements (BAMBE) program which provides flexible rebates and project support, and the program's energy partner, Association for Energy Affordability, Prometheus was able to transform this giant 766-unit property into a welcoming, efficient place to live. The multi-year renovation, which was completed in 2017, included adding ENERGY STAR® washers and dryers, low-E windows, new toilets, appliances and finishes while updating air circulation in hallways, heaters and boilers.

PROPERTY PROFILE	
Location	655 S. Fair Oaks Ave., Sunnyvale, CA
Owner	Prometheus
# of Units	766
# of buildings	16
Year built	1972

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Renovations Manager, Matt Dreon, VP of Facilities and Maintenance, Tony DeShaw, Director of Ancillary Services, Mary Nitschke, and Sustainability Analyst, Tonya Veitch (Santa Clara County) at the Spruce Apartments

Prometheus's goal is to create inspired, healthy communities, so improving airflow and resident comfort is very important to them. Mary Nitschke, Director of Ancillary Services at Prometheus Real Estate Group, chose BAMBE because of the flexible rebates. "The beautiful thing about this program is it is setting a target goal and then allowing the property owner to determine how to get to that goal," she said. Spruce Apartments was Prometheus's second BAMBE project and by the end of 2017 they will have utilized the program to upgrade three of their properties.

Since the project spanned three years, Prometheus upgraded the shared clubhouse space first to help ease the minds of skeptical residents. "We opened up the space, brought in a lot of natural light, and created big glass doors to open up to the pool so you could have airflow into the space," said Mary. Once residents saw the new common areas, they were more excited about the other upgrades going on around them.

BAMBE's flexible program allowed Prometheus to pick and choose the energy saving improvements that fit best with their project and business. "We're building for the future. That means very desirable, healthy buildings," said Mary. The result is a beautiful complex full of happy residents who enjoy healthier indoor air quality, lower energy bills and more natural light.

About the Program

The Bay Area Multifamily Building Enhancements program provides free consulting to assist in planning efficiency improvements designed to reduce a multifamily building's energy and water use, and provides \$750 per unit in rebates to help pay for the upgrades.

Learn more at www.BayAreaMultiFamily.org.

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UPGRADE AT A GLANCE

Energy Savings	<ul style="list-style-type: none">• 15.6 % overall energy savings• 7,018 Therms saved• 1,115,704 kWh saved• 867.2 metric tons CO₂ emissions reduced
Rebate Amount	\$ 574,500
Measures Included	<ul style="list-style-type: none">• Low-E Windows• Improved air circulation systems in hallways• Retrofit in-unit bathroom, kitchen, and hallway light fixtures with LEDs• Converted entire property to LED, including parking garages, exterior lights, etc.• ENERGY STAR® in-unit dishwashers• Replaced existing electric baseboards with ENERGY STAR® mini-splits

