

Ride the Green Wave to Savings By Value Engineering Your Community



Kipcon Value Engineering Analysis[®]

Optimizing Reserves,
Energy & Maintenance Costs

The Kipcon Value Engineering Analysis[®] is a service that works in conjunction with a Kipcon Reserve Study. It is an integrated approach of reviewing the three main areas of an association's budget—energy, maintenance and reserves—in order to better understand how those areas work together and how to reduce the overall costs while going green.

Energy and maintenance costs can be seen as large, fixed amounts in an association's budget. In reality, the fees associated with utility and maintenance can be reduced dramatically with a few basic changes in a community association's reserve components. By looking at the big picture, Kipcon makes recommendations that can save associations hundreds of thousands of dollars.

The Reserve Study serves as the foundation for value engineering. By analyzing the common elements of an association including their respective maintenance and energy costs, Kipcon is able to more fully understand the community's operating budget. After completing a detailed analysis of the common elements, Kipcon can then discern which components can be replaced to save the association in future operating and maintenance costs. By employing such an integrated approach, communities will be able to reduce their total cost of operation as replacements occur.

Additionally, progress is being made everyday to help make renewable energy accessible to residential communities. Federal and state tax incentives have reduced much of the overhead cost of incorporating new building technologies into existing residential communities. Kipcon Incorporated has in-house green professionals who can research which incentives are right for your community association to optimize assets, reduce operating cost and increase property values.

Common Misconceptions: "Going Green" for Community Associations

"We can't afford to go green."

Kipcon's approach to Value Engineering is founded on reducing on-going expenses and saving money. By using less energy for heating and cooling, an association can save a large amount of money in operating costs.





The recommendations of Kipcon's Value Engineering Analysis® will help this building save nearly \$100,000 in utility costs per year.

CASE STUDY:

High Rise Condominium Association

A high rise condominium building in New Jersey was analyzed by Kipcon, Inc. to determine what measures could be taken to update the building's mechanical and electrical systems and save money in related energy costs.

After analyzing all of the reserve components as well as the building's systems, it was found that the building was using a large amount of energy by operating with outdated equipment and inefficient fixtures. By replacing the boilers and chiller in the basement along with switching out incandescent bulbs for fluorescent lighting, energy demands for the building were cut drastically.

The recommended updates produced an anticipated annual savings of nearly \$100,000 in utility costs for the building. The minimal upfront cost for the alternative equipment and the large amount of annual savings enabled the association to break even in their investment in less than one year.

Additional energy savings can be realized with changes to the building envelope and through a greater analysis of the building systems. Kipcon's partner company, Energy Squared LLC, provides a full range of design services to implement the energy saving recommendations found in Kipcon's Value Engineering Analysis®.

Easy Ways for Community Associations to Go Green

Tackle infiltration.

Improperly sealed homes and common areas result in air loss to the outside. Infiltration can result in large utility bills as community associations are forced to pay more to heat a space that leaks conditioned air from the building. Kipcon can identify how infiltration is affecting your utility bills and how you can properly seal a space.

Light up a room.

Incandescent lights require a large electrical load to light a small area. By switching to energy efficient fixtures, associations can reduce their power needs and save more each month in utility costs. Kipcon can determine how much an association can expect in annual savings simply by changing a light.

Find phantom charges.

Even though your appliances may be turned off, they could still be using electricity if they are plugged in. Unplug any appliances when not in use and eliminate phantom charges that are driving up utility bills.

Get the best deal.

Many community associations do not shop around for electricity providers. Kipcon, Inc. and Energy Squared LLC have introduced a new energy co-op. By purchasing your energy through us, you can save an estimated 10% upfront cost to supply electricity to your building.

