t today’s difficult eco-
nomic times, it is critically
important to cut costs and
increase bottom line. What
if you were presented with the
opportunity to save money and
help the environment? Sounds
good to be true? If so, just
take a look at CB Richard
Ellis’ recent success with
energy and water efficiency,
which also led to substantial
monetary savings.

From conducting
cooling tower audits to enacting
energy-saving measures, CB Richard
Ellis is making significant strides in
improving energy and water
efficiencies while realizing the
rewards.

In 2009 alone, CBRE saved an
estimated $120 million in kilowatt
hours of electricity and 12.7
million gallons of water, which resulted
in a net savings of $38 million in
earnings. For making motor
vehicle user fees, CB Richard
Ellis is one of the first success stories of ResourceSmart
Colorado – a ground-
breaking program launched by
NAOP Colorado, Xcel Energy and
Denver Water with the goal of improving
energy and water efficiency in Colorado’s
commercial real estate sector.

“We are excited to see that when leaders in the
commercial real estate sector become aware of the
many efficiency incent-
ives and rebates offered by both Denver Water and Xcel Energy,
they take advantage of them to
improve their environmental friendly practices in their
buildings,” said Kate Dyer, executive director of
NAOP Colorado. “That is what ResourceSmart Colorado is all
about – increasing awareness of the numerous existing programs
and incentives out there to make a
difference.”

Considering the fact that commercial
buildings in the United States consume 36 percent of all
electricity produced in the coun-
try and use an estimated 10 bil-
lion gallons of water each day, this
will be a welcome change. In the Denver metro area alone,
Denver Water’s commercial customers
save more than 14.7 billion gallons of water annually – enough
water to pour 1 foot
of water onto 45,000 football
fields.

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Joseph B. Dischinger
general partner,
Harmon Inc.

Harmon Inc.’s Denver team
specializes in specialty glazing
contractor, installing glass allowing 92 percent
transmission of light. The unique design components,
which are associated with “green” design
and construction, The Village at Avon, achieved
LEED certification, becoming
the first project in the state of Colorado to
earn LEED certification, The Village
at Avon, achieved LEED certifica-
tion. The second phase of rede-
sertion with DLR Group.

Select Denver Water Rebates and Incentives for Commercial Buildings:

• Earn up to $40,000, or
$21.50 for each thousand gal-
lons of water saved, annually
through the Cooling Tower
Incentive Program or Indoor
Incentive Program, which
make changes to your build-
ning’s cooling towers and
other indoor equipment.

• Receive up to $10,000 on
material installation labor, 25
percent of the material cost
for gear-driven rotor heads,
$21.50 for each thousand
gallons of water saved, and
by participating in the Irriga-
tion Efficiency Program.

Select Xcel Energy Rebates and Incentives for Commercial Buildings:

• Save up to 15 percent
in energy use and earn up to
30 percent in bonus rebates by
participating in a Comm-
nercial Real Estate Energy Effi-
ciency Assessment for office buildings, 50,000 square feet
or larger.

• Significantly lower your
energy bills and address the
likely main driver of your energy costs – lighting –
through lighting efficiency
retrofit rebates, new construc-
tion rebates, redesign stud-
es, custom lighting efficien-
ty rebates or small-business lighting audits.

In June 2009, CBRE opened their new Denver
office and one of only three buildings
in the United States to achieve this rating.
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in the United States to achieve this rating.

When the final structural beam
was signed, the project
schedule in September 2009,
construction costs at $120 million.

Our team of project managers,
facilities and construction, The Village
at Avon, achieved LEED certifica-
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1800 Larimer is on track
to LEED Platinum.

Precertified at the highest
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and Shell rating system, 1800 Lar-
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