



# Letting the light shine in at South Court Apartments

## The project

South Court Apartments in Bremerton is a historic property full of century-old charm, but also dealt with maintenance and energy costs related to inefficient windows. Old 30-year old aluminum windows were replaced with 280 modern vinyl windows without compromising the building's historic appearance.

## Project cost

- Total cost: \$86,599
- PSE rebates: \$30,216

## Project savings

- Annual energy savings: 60,000 kWh

## The challenge

Whether owning or renting, it goes without saying that living in an older building comes with a lot of character and charm, but also more maintenance issues and sometimes higher utility costs. This was the case for South Court Apartments, a historic, 46-unit brick apartment building in Bremerton, Wash. The 1904 building is popular due to its close proximity to Naval Base Kitsap and ferry terminal to and from nearby Seattle. Comprised of studio, 1-bedroom and 2-bedroom units, each unit is electrically heated and paid for by the tenants.

Jim Mays, CPM, is vice president of Residential Services at Targa Real Estate Services and property manager for South Court. While not original, South Court's windows had not had an upgrade since the 1980s and were aluminum, double-pane style. According to Jim, the windows tended to be drafty in the wet, windy winters of Bremerton. In addition, the windows tended to sweat and collect condensation, which led to mold and mildew that was costly to eliminate and added to the apartment turnover expenses.





## The contractor

Because overseeing multiple properties is a true team effort, property managers like Jim count on contractors, such as Guy Hemley from South Tacoma Glass, to be his “eyes and ears” for local rebates or grants that help with capital improvement projects. It was Guy who alerted Jim to Puget Sound Energy’s (PSE) Multifamily Retrofit Program, and recommended that he take advantage of rebates offered by the utility to install energy-efficient windows.

## The solution

Jim contacted PSE for a free energy audit to determine if his property was a good candidate for the window upgrades, and was pleased to learn that he qualified for rebates totaling approximately 35 percent of the overall project cost. While PSE requires that buildings have minimum insulation levels present before installing windows—to ensure that maximum energy savings are achieved—South Court already met these minimum standards and did not require the extra step (although it too would qualify for PSE rebates through the program).

In February 2013, South Tacoma Glass installed 5,036 square feet of new high-efficiency vinyl double pane windows throughout the building (roughly 280 windows) at a total project cost of \$86,599, with rebates paid by PSE totaling \$30,216.

## Year-round comfort and savings

Approximately nine months later—with another wet winter right around the corner—Jim and the building tenants are still smiling about their new windows. “The tenants love them because energy costs were reduced and they’ve added a modern look to the old building,” Jim said. The moisture problems have also been eliminated, so residents are now living in more comfortable and healthier spaces as well. PSE estimated that the windows would save nearly 60,000 kWh in annual energy use, lowering the monthly costs for tenants. Though the savings are realized by the tenants, the property also benefits through avoided maintenance costs (as a result of window condensation) that seemed to plague each apartment turnover. The tenants are happier, apartment turnover is lower, and according to Jim, the building’s market valuation has seen an increase.

When asked, Jim said he would “absolutely” recommend the program to other local multifamily property owners. “In my busy world, this project went very smoothly with PSE and South Tacoma Glass handling all the project logistics and paperwork,” he explained. Jim is looking to his other properties for capital project opportunities to save his tenants even more energy and money.

“I’d absolutely recommend this program. In my busy world, this project went very smoothly.”

— Jim Mays, CPM  
Targa Real Estate  
Services

To learn how your building can qualify for PSE’s multifamily retrofit incentives call a PSE Representative at 1-866-997-9767 or email [MultifamilyRetrofit@pse.com](mailto:MultifamilyRetrofit@pse.com).