

GLOBE GENERAL AGENCIES FINDS MONEY IN PARKING LOTS

Globe General Agencies, one of Winnipeg's leading real estate investment and management firms, has installed more than 200 parking lot controllers in lots at 13 apartment blocks across Winnipeg. The controllers, built into duplex receptacles in parking lots, provide trouble-free starts while cutting plug-in costs by more than \$12 000 a year.

"The controllers have been well received by tenants," says Richard Morantz, President of Globe General Agencies. "There have been fewer starting problems, and tenants also appreciate that the controllers are environmentally friendly because they

don't waste electricity by delivering power to block heaters in warmer weather."

The parking lot controllers save an estimated 269 000 kWh in electricity per year. Globe General Agencies also received financial incentives totalling \$10 200 through Manitoba Hydro's Commercial Construction & Renovation Program for installing the controllers.

"We are happy with the controllers because we can put the annual savings toward building maintenance, which is a growing expense in our business."

Temperature Controlled

When temperatures are above $-5^{\circ}\text{C}/23^{\circ}\text{F}$, the parking lot controllers are programmed to keep power to receptacles off all the time. As the temperature drops below $-5^{\circ}\text{C}/23^{\circ}\text{F}$, the amount of time the power is on gradually increases. When temperatures reach $-25^{\circ}\text{C}/-13^{\circ}\text{F}$ or colder, power is delivered full-time.

The programmable feature proved helpful for tenants who drive diesel-powered vehicles, since diesel engines need higher temperatures to start, compared with gasoline engines. As a result, controllers at Globe General Agencies' properties can be individually programmed to accommodate the unique requirements of diesel engines.

Parking Lot Controllers Reassuring

Power to parking lots can either be controlled from a central panel or by circuitry built inside the receptacle. A central controller is typically installed in larger lots. Local controllers, which were installed at Globe General Agencies, come with diagnostic lights that inform the user if they are plugged in successfully.

Morantz says that before the controllers were installed, tenants occasionally complained that their car plugs were not working. Checking the plugs meant the expense of sending out an electrician who almost invariably discovered that the wiring was not at fault.

(continued on p.2)

Globe General Agencies' office building on St. James Street South. Installing parking lot controllers at apartment blocks it manages has saved the firm money and ensured trouble-free starts for tenants since early 2004.



“With the new controllers, tenants feel confident that their receptacles are reliable.”

The controllers are also comforting to users because they automatically limit the maximum current drawn, which prevents circuit breakers from tripping in the event of an overcurrent and cutting off all power to the block heater.

Maureen Takats, caretaker at Charlesdale Gardens, says that tenants tell her they find the controllers reassuring.

“One tenant told me ‘I can go to bed at night knowing my car is getting power and will start in the morning.’”

“Most of our tenants are environmentally conscious consumers, so they also appreciate that the controllers conserve our resources by saving electricity.”

Looking Ahead

Ron Penner, Vice President - Operations, says that Globe General Agencies has been going green for years.

“We’ve installed energy efficient lighting such as compact fluorescents in many of our properties,” he says.

“We continue to install water saver showerheads and other water efficiency measures. Currently we are weighing the idea of energy efficient windows for some of our apartment complexes where the windows are starting to show their age.



More than 60 parking lot controllers were installed at Charlesdale Gardens in Winnipeg to help reduce operating costs for Globe General Agencies.

“We also plan on installing parking lot controllers in the rest of our parking lots,” he says. “The electricity saved could exceed 511 000 kWh a year, for estimated annual savings of \$23,400.

It’s like finding money in our parking lots!”

Property Managers Plugging Into Savings

Tom Garbolinski of Power Smart Commercial Sales at Manitoba Hydro says that parking lot controllers are gaining popularity because they consume 50 per cent less energy than an uncontrolled circuit. This is particularly evident in the apartment and condominium sectors.

“Many apartment block owners are installing parking lot controllers to lower their operating expenses,”

says Garbolinski. “The controllers also ensure tenant satisfaction since they are designed to deliver full power in the coldest weather.”

Property owners can also control whether users run block heaters alone, or block heaters and interior car warmers.

Manitoba Hydro offers financial incentives to help offset the initial cost of installing parking lot controllers. Payback on the controllers installed in multi-residential applications can be as low as three to four years.

For more information on Power Smart for Business programs, please call 204-474-3676 or contact us via e-mail at powersmartforbusiness@hydro.mb.ca. You can also visit Manitoba Hydro’s Web site at www.hydro.mb.ca.

Power Smart Highlights

Estimated Annual Energy Savings	269 200 kWh
Power Smart Incentive.....	\$10 200
Estimated Annual Operating Savings	\$12 300

