

Case study
Mighty Fortress Manor
Hinckley, Minn.



Energy efficient upgrades improve senior living



The story:

Mighty Fortress Manor, a 24-unit affordable senior housing facility, wanted to make their facility more energy efficient, without sacrificing comfort for their residents. After working with Minnesota Energy Resources through their Multifamily Energy Savings program, Mighty Fortress Manor received a free on-site energy assessment that identified energy saving opportunities including the installation of free low-flow showerheads and both kitchen and bath aerators. These upgrades decreased the amount of water used, ultimately saving money on the cost of water heating. Since they had an on-site energy assessment, Mighty Fortress Manor received a bonus rebate for upgrading their boiler controls.

The problem:

Built in 1997, Mighty Fortress Manor management was ready to incorporate some upgrades to improve the energy efficiency of the aging facility. The senior housing facility wanted to reduce their energy consumption without compromising quality of life for their residents.

“I highly encourage multifamily properties to participate in this program.”

– Robert Mead, Caretaker



\$450
received in rebates



1,220
therms saved in first year

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By partnering with Minnesota Energy Resources, Mighty Fortress Manor received **natural gas rebates totaling \$450**, along with their free energy assessment and installation of energy-saving products.



\$575 estimated natural gas cost savings per year

The solution:

Since Mighty Fortress Manor is classified as an affordable living community, they were able to receive an additional 50% over standard rebate offerings through the Multifamily Energy Savings Program for receiving an on-site energy assessment. Each unit received recommendations for suggested energy savings upgrades along with low-flow showerheads and both kitchen and bath aerators. Included in suggested upgrades were updating boiler controls. The boiler controls feature advanced technology, allowing them to manage their heating system remotely, leading to increased energy savings.

In addition, Minnesota Energy Resources engaged their electric utility, Minnesota Power, to replace the florescent light bulbs with LED light bulbs, saving them even more money and energy.

The results:

The installation of commonsense upgrades to their building—all without sacrificing quality—will save on water heating costs for years to come. The information they received during their assessment gave them the knowledge to make smart energy improvements in the future to make their building more efficient. Not only did the upgrades help them save upfront, but also benefit their bottom line as they continue to serve their residents.

“The services, products and education our facility received were far beyond our expectations.”

– Robert Mead, Caretaker



For more information about commercial rebates and programs from Minnesota Energy Resources, visit minnesotaenergyresources.com or call **866-872-0052, option 2.**

