

PROJECT HIGHLIGHT – SUSTAINABLE RENOVATION

CARLTON HOTEL SAN FRANCISCO, CALIFORNIA

The KSD Group managed the installation of photovoltaic solar panels, to supplement the electric load serving the Carlton Hotel. This system, installed on the roof of the 9-story hotel, is comprised of 105 Sanyo 195-watt HIT Hybrid panels angled at a 5 degree tilt, encompassing 1,332 square feet, with 3 SMA America 7 KW inverters. The inverters convert DC to AC electrical current. The panels produce 32,648 kwh per year, or about 11% of the building's total electrical usage. This translates to a savings of approximately \$4,500 in electrical bills per year.

The cost to supply and install the system in 2007 was about \$175,000. After all rebates and tax credits were applied from PG&E, the Federal Tax Credit (30%), Federal Depreciation and Amortization (34%), State Depreciation and Amortization (6.5%), and the City of San Francisco rebate, the net cost of the system was \$13,727. The system paid for itself in 3 years in reduced electrical bills.

The hotel obtained a LEED – ED Gold Operations and Maintenance certification after the solar panels were installed.



Location:

640 Sutter Street, San Francisco

Client:

Carlton Hotel Properties, L.P.

Contractor:

Warren Brown Construction, Graton, CA

Solar Panel Supplier:

Sunlight Electric, San Francisco, CA

Completion:

December 2007

Constructed Value:

\$175,000

LEED:

LEED- EB Gold Operations and Maintenance