

Energy savings

The intensity of the California sun is always a challenge for builders and designers when it comes to determining the type and treatment of glass installed in a building. The problem is, when mistakes are made, it's the property manager's responsibility to correct it, which is exactly what happened to David Parsons at the Peri Executive Center in Walnut Creek, California.

"Because our windows were not properly treated, there were big fluctuations in the building's temperature depending on where the sun was

shining during the day, and our energy costs were going through the roof", said Parsons. "And, as if this weren't enough, the reflection from the windows during the night was so intense that our tenants couldn't enjoy the view, which was one of our big selling points in soliciting tenants."

To solve the problem David Parsons called his local Vista dealer who installed a total of 30,000 square feet at the site in just 6 weeks. And because the sunlight was consistently more intense on one side of the building, a complete energy analysis determined that it would be more efficient to use two different types of Vista Window Film. "The benefits were immediate," said Parsons. "We were able to equalize the building's micro-climates and the view at night was preserved. The film has given the building an improved and more uniform exterior appearance. There is a dramatic decrease in utility costs (approximately 12-15%) and more balance between hot and cold spots within tenants suites. We received a 10 year warranty and though two types of Vista Window Film were used, they match perfectly."



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