

Galleria Apartments – Vallejo, CA
Comprehensive Retrofit of a Historic Mixed-Use Property



The entrance to the Galleria Apartments in Vallejo, CA

Stephan Roulland of Roulland Estates purchased the Galleria Apartments, a mixed-use property located in the heart of downtown Vallejo, in 2018. The property is over 100 years old, having gone through several previous lifecycles as a hotel and a warehouse, before eventually being converted into a mixed-use property with 32 residential units housing singles, young adults, and students, along with 9 units of commercial space primarily serving as art studios.

When Roulland Estates acquired the property, it was only “a step above distressed” and in danger of facing building code violations due to prior unpermitted work and unprofessional construction. Stephan is committed to sustainability, and his top goals when acquiring the property were to go all-electric and provide a clean and safe environment for the residents. When a fellow property owner referred him to the Bay Area Multifamily Building Enhancements (BAMBE) program, which offers technical assistance and rebates to

PROPERTY PROFILE	
Location	419 Georgia St Vallejo, CA 94590
Owner	Roulland Estates
# of Units	32
# of Buildings	1
Sq ft	40,000
Year Built	1920s



Left: A package-terminal heat pump (PTHP). Right: Central condensing water heaters.

help property owners replace outdated equipment and save energy, it was a perfect fit.

Upon enrolling, a BAMBE Technical Advisor from the Association for Energy Affordability (AEA) performed site visits and analyzed the building’s current energy usage, then worked with Roulland Estates to identify energy and cost-saving opportunities at the property. Stephan and his team decided to maximize their incentive by splitting the retrofit into 4 project phases, ultimately installing a comprehensive package of upgrades that included in-unit heat pumps, efficient central water heaters, dual-pane windows, insulation, LED lighting, and more.

The overall scope of work was determined with identifying measures that would maximize efficiency while offering multiple benefits for the building’s residents. For example, the attic insulation and dual-pane windows improve indoor comfort and reduce ambient noise for the residents, while the all-electric heat pumps have become one of the property’s most attractive amenities due to their dual heating and air-conditioning functionality.

Over the course of 4 phases and several years, Roulland Estates and BayREN successfully reduced Galleria Apartment’s environmental impact and improved the quality of life for its residents. Currently, Roulland Estates is participating in the BAMBE program to upgrade three other properties in owns.

Interested owners can learn more and get started by visiting www.bayren.org/multifamily.

UPGRADE AT A GLANCE	
Energy Savings	62% modeled energy savings
Project Cost	\$212,748
BayREN Rebate	\$ 126,500
Scope of Work	<ul style="list-style-type: none"> • Attic/roof insulation • Central condensing water heaters with pipe insulation and recirculation pumps • Dual-pane windows • Electric panel upgrades • ENERGY STAR Refrigerators • LED lighting • Low-flow water fixtures • Package-terminal heat pumps





Local Governments Empowering Our Communities

Bay Area Multifamily Building Enhancements

Rebates & Free Consulting for Energy Savings



Local Governments Empowering Our Communities

The BAMBE program is administered by the Bay Area Regional Energy Network (BayREN), a collaboration of the nine counties that make up the San Francisco Bay Area. BayREN provides regional energy efficiency and equity programs, services, and resources to help the state meet its ambitious climate goals.