

# Commercial Corporate Headquarters Case Study



**ENERGY**  
MANAGEMENT  
COLLABORATIVE

**ENERGY EFFICIENT**  
LIGHTING + CONTROLS + IoT  
SOLUTIONS

# Corporate Headquarters Case Study

## Investment Summary

Project Cost

**\$1,047,530**

Rebate

**\$412,445**

Energy Savings

**\$95,785**

kWh Savings

**878,755**

After a Fortune 500 retailer looked to EMC for energy efficient LED lighting + controls + IoT solutions for hundreds of its store locations, it was no surprise when their drive for sustainability led them to upgrade their four building, 1.5 million square foot headquarters.

### The Project

The company's headquarters consists of two eight-floor buildings and two six-floor buildings connected by a ground-level commons area hub. In addition to housing 6,000 corporate employees, portions of the complex are leased to other commercial tenants. The retailer planned a full interior retrofit of all 28 floors and the hub. Tasked with replacing 40,000 Type C TLED tubes and 12,000 drivers, EMC set an aggressive 34-week timeline to get it done.

### The Solution

After securing \$412,000 in rebates to offset project costs, EMC quickly began a floor-by-floor approach to the project, working evenings and weekends to minimize disruptions to employee work areas and keep them clean.

EMC maintained a careful schedule and partnered with a designated leader for each floor. This was especially important to tenants, whose security, lab cleanliness and insurance requirements meant EMC had to adjust its installation approach for each floor.

Working with a third party contractor, EMC coordinated the recycling of more than 20,000 existing ballasts, over 40,000 fluorescent lights and disposal of other project waste.

## The Results

The new LED lighting will cut lighting energy output by nearly 56 percent, with an annual savings of more than \$95,700.

With the project complete, the company is well positioned to implement controls in office areas, where new LED fixtures include daylight harvesting capabilities. Daylight harvesting is also actively in use in 143 high bays located in the campus' hub where skylights and large windows contribute ambient light.



Before



After



Before



After

## Energy Savings



1,441,793  
pounds of CO<sub>2</sub>



73,589  
gallons of gasoline



715,520  
pounds of coal

# Realize the Full Value

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## Commercial Settings

Take a total approach to LED lighting + controls + IoT for all your locations.

Energy Management Collaborative (EMC) has the project management expertise, quality and speed you need to maximize energy and bottom line savings for your business.

Since 2003 we've helped multinational businesses save billions of kilowatt-hours of energy and maximize their investment in LED lighting and controls to:

- Attract and retain tenants with installations that fit tenants schedule
- Ensure consistent implementations for hundreds of locations
- Reduce dependence on routine service calls
- Deliver superior utility savings and incentive values
- Enhance curb appeal to increase property value
- Maximize the full benefits of product warranties



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