



LEADING THE FUTURE OF
LIGHTING + TECHNOLOGY

LED Project Delivers Dramatic 68% Lighting Energy Reduction for Property Management Site

Case Study

With ambitious sustainability goals to convert lighting at their 14,000 property units to 100% LED by 2025, a last-mile logistics real estate owner worked with energy services expert Energy Management Collaborative (EMC) to implement a future-proofed design to optimize light levels for building exteriors, warehouse areas and office spaces across their 539 million square foot portfolio. The project prioritized facilities with the most significant sustainability improvement opportunities where new LED lighting now operates using 68% less energy.



The Project: Auditing and Securing Incentives

Utilizing its EnergyMAXX® project management approach, EMC conducted an audit of a 635,000 square foot facility, reviewed utility rates and energy consumption, and searched for rebates and incentives to offset project costs and deliver the maximum energy savings.



68%

Annual kWh Net Change



651,151

Annual kWh Saved



\$97,673

Annual Energy Savings



\$149,312

Rebate



The Solution: Innovating through Custom Lighting Design

EMC applied program-defined expectations based on lighting performance and occupancy conditions to help the facility reduce lighting and energy consumption by 68%.

The updated LED lighting installation follows an innovative design standard that provides consistent foot-candle light levels throughout the facilities. LED high bay fixtures include integrated motion sensors that promote energy efficiency by providing occupancy sensing capabilities.

In total, EMC captured \$149,312 in incentives from the local utility for the upgrade and the newly installed LED technology delivers 651,151 kWh and \$97,673 of annual energy savings while significantly reducing annual maintenance costs.

651,151 kWh is equivalent to...



455 metric tons of CO₂



51,186 gallons of gasoline



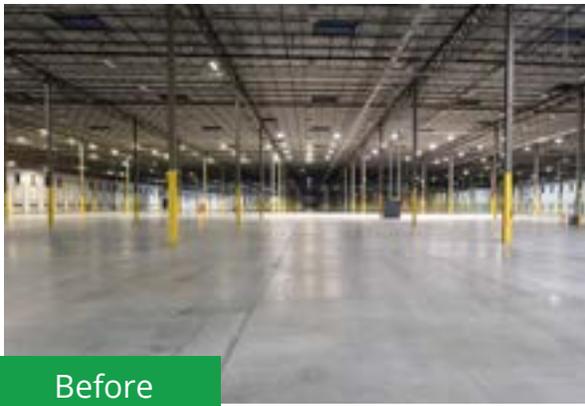
501,321 pounds of coal



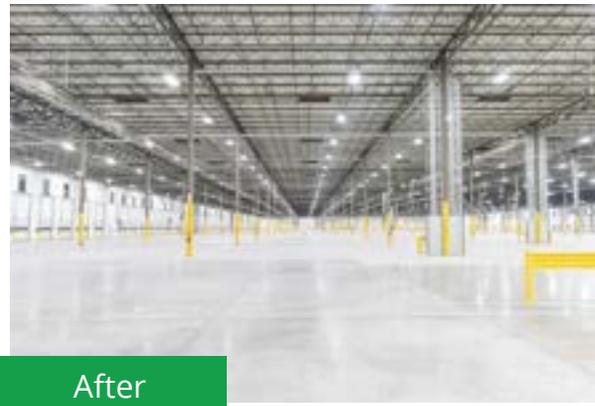
Before



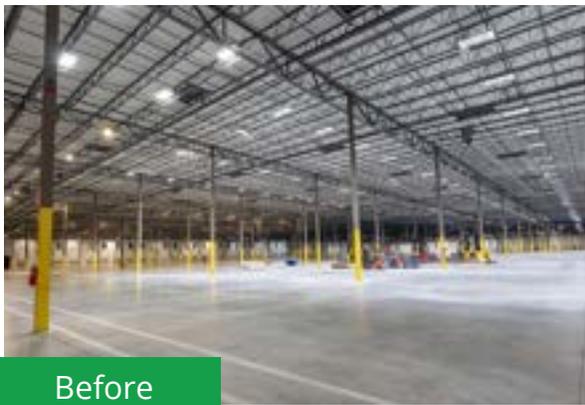
After



Before



After



Before



After

This specific facility is now part of a standardized lighting infrastructure strategy that maximizes energy savings across the company's portfolio. When replicated, the property management company will be well positioned for streamlined lighting upgrades and smart building management system integration.