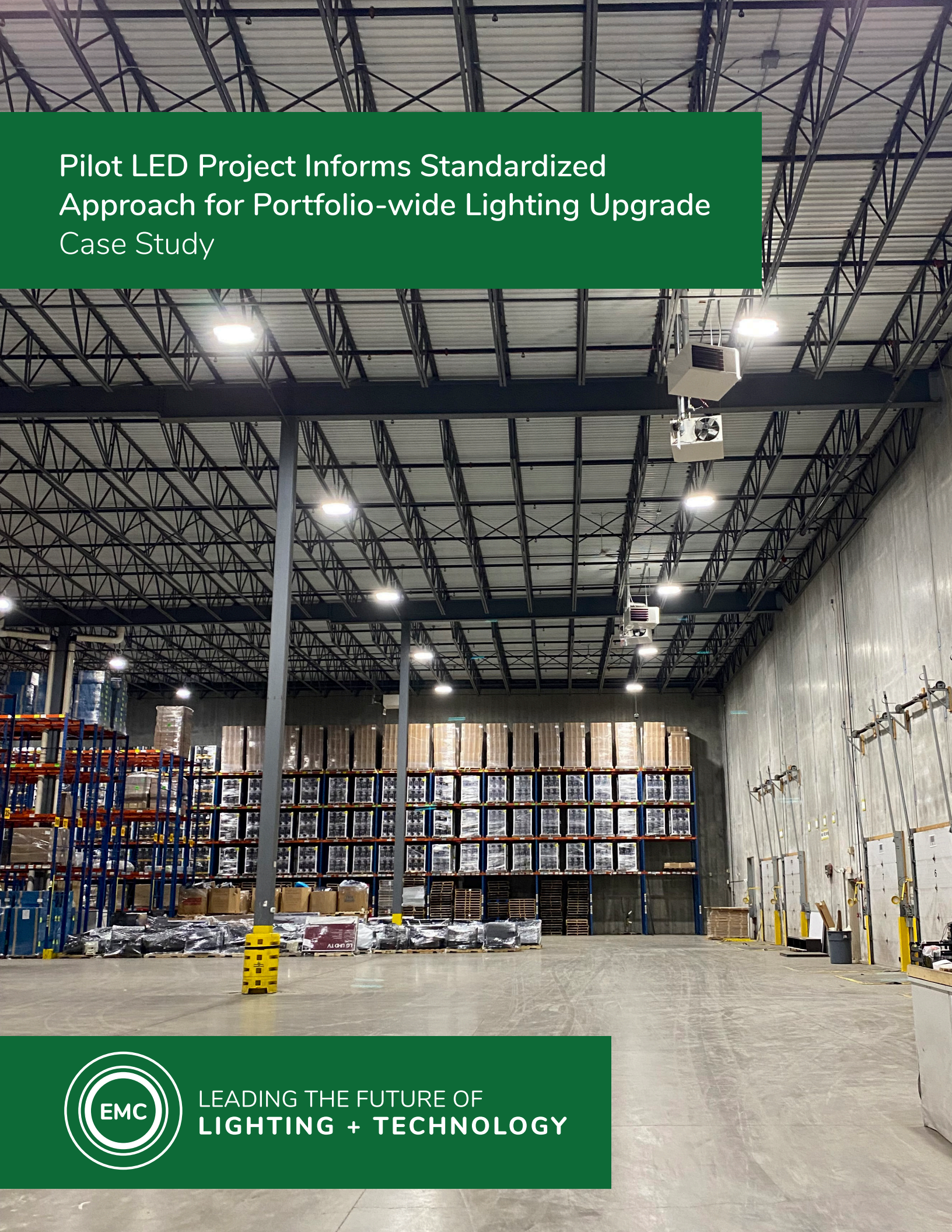


Pilot LED Project Informs Standardized Approach for Portfolio-wide Lighting Upgrade Case Study



LEADING THE FUTURE OF
LIGHTING + TECHNOLOGY

National Last-mile Logistics Real Estate Case Study

A leading national owner of last-mile logistics real estate sought to convert the lighting at their 14,000 property units nationwide to energy efficient LEDs. They wanted a future proofed design that optimized light levels for building exteriors, warehouse areas and office spaces consistently across their portfolio.

But how and where to begin? With 539 million square feet of facilities throughout the U.S., the company sought the help of energy services expert Energy Management Collaborative (EMC), whose turnkey approach for a pilot site would inform a broader nationwide rollout.

Pilot Project Summary

98,418

Annual kWh Saved

\$11,908

Annual Energy Savings

\$5,496

Rebate

\$3,000

Annual Maintenance Savings

The Initial Project

To help determine a pilot location, EMC's in-house Incentives team searched for rebates and incentives to offset project costs. Working with a local utility, they quickly secured bonus commitments significantly greater than published incentive levels for a Shakopee, Minnesota, site.

The 150,000 square foot facility included warehouse, office, hallway, restrooms, and exterior pole, building and canopy lighting. Applying its EnergyMAXX® project management approach, EMC began with an audit of the facility. Results showed an opportunity to increase light levels and provide better lighting uniformity across the different applications. This included increasing light levels in warehouse areas and optimizing levels in office spaces.

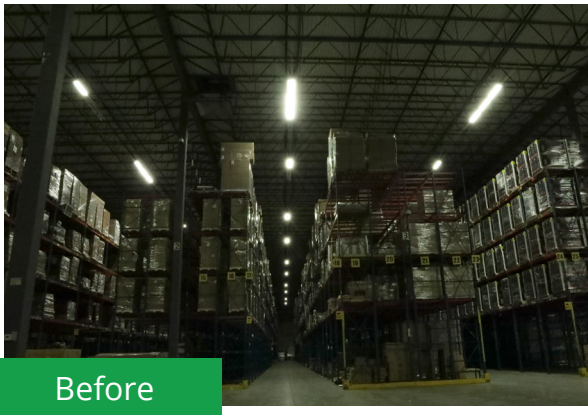
The Solution

Energy Management Collaborative's in-house design teams quickly developed several solutions that would help the real estate owner meet their objectives for the Shakopee location. Completed in 11 days, the updated LED lighting installation follows a new design standard that provides consistent foot-candle light levels in office spaces, warehouses, open spaces and aisles. New high bay fixtures include integrated motion sensors that promote energy efficiency by providing occupancy sensing and daylight harvesting capabilities.

In total, EMC captured \$5,496 in incentives from the local utility for the upgrade and the new LED technology delivers 98,418 kWh and \$11,908 of annual energy savings while reducing annual maintenance costs by \$3,000.

“The LED program is the number one program across all of our sustainability programs and within the top three of all programs across the organization.”

Vice President of Building Solutions, Corporate



This pilot set a baseline EMC used to create a scalable plan for upgrading the national last-mile logistics real estate owner's portfolio. In addition to helping standardize lighting infrastructure and maximizing energy savings across the company's portfolio, it leaves the company well positioned for future lighting upgrades or smart building management system implementations.

MAXXimize Your Lighting

EMC's turnkey project management approach, EnergyMAXX®, helps customers maximize the results of each project phase—from multisite energy audits to maximizing utility savings with energy rebates and incentives—bringing an immediate and positive impact to their bottom line.



The EnergyMAXX® Process ensures your lighting retrofit's success by maximizing results in each project phase:

Prioritize

Formulate an effective lighting + controls strategy for your business

Audit

Ensure accurate baseline to develop an effective solution and executable proposal

Design

Select the best fit and performance for your existing equipment and application

Logistics

Coordinate turnkey services to support daily business and project needs

Installation

Complete on time with a comprehensive and clear scope

Service

Maintain long-term safety, value and effectiveness of your new disinfection solution



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