

Light up your world --- for a little less!

Building Managers realize that electrical usage for lighting accounts is a large part of their electrical utility bill. For most property owners, that significantly impacts your Common Area Maintenance costs, therefore reductions in energy costs can lower those costs to your tenants. Com Ed provides for incentives to rebate against energy saving installation costs. Additionally, the cost, reliability, and accessibility to LED fixtures and components are better than they have ever been.

Some of the information from Com Ed this year includes updates to the programs - rebates for using LED as a retrofit will be reduced by approximately 20% compared to previous programs and some program incentives for certain lighting controls, though some have been reduced. The new program year started June 1st and at that point Com Ed allows for applications.

Last year's incentive program year ran out of funds in less than three months. It is expected that incentive funds may run out in four to six months. Therefore, if you have any thoughts on pursuing energy retrofits, it is highly recommended that you submit your application as soon as possible following the June 1st program opening. This will provide you the best chance to get on the approved project list to utilize incentive funds...here are some areas of potentially the greatest savings:

INTERIOR LIGHTING – Retrofitting your existing fixtures with products by LED manufacturers will increase lumen output while reducing energy consumption and maintenance.

EXTERIOR SECURITY LIGHTING – LED's, or even induction lighting, can efficiently provide the proper amount of lighting without the need for extra poles and wiring. For example, if you have 1000 watt fixtures, you can increase lumen output, while reducing energy costs by approximately 65%. However, if you have an adequate lighting system with 400 watt or lower fixtures and average of usage of around 10 hours per night, your return on investment could be close to 10 years, making this retrofit the least attractive on a return on investment basis.

SIGNAGE – Signs are typically maintenance intensive and if you currently have T12 fluorescents, and swap out to LED, your lighting will be better and more attractive and your return on investment is good - not to mention that your tenants will enjoy better visibility and you won't be replacing bulbs and ballasts all the time.

PARKING GARAGES – In a typical 24/7 hour operation, utilizing LED garage fixtures with dimming capability yields excellent rebates and good returns on investments.

Take a look around...anywhere you have a timeclock or turn on a switch, is an opportunity for increased savings in the long run!

PMWOW

“Every tomorrow has two handles...you can take hold of the handle of anxiety or the handle of enthusiasm...upon your choice, so will be the day.” ~ Brian Tracy