

**CASE STUDY
CFL AND LED
TECHNOLOGY
OCCUPANCY SENSORS**



ESCALA LUXURY CONDOMINIUMS

**REBATES
AVAILABLE
(206) 684-3800
CALL TODAY**

Seattle condominium tower reduces energy use by 17%—and passes the savings on to residents.



Escala's maintenance team was scheduled to perform a relamp in the common areas of the building, which involved over 1,500 lamps. Facilities Manager Bruce Jarrard saw an opportunity to upgrade the lighting system as part of the relamp.

Escala took advantage of new CFL and LED technologies, and added 164 occupancy sensors to further reduce energy costs. As an added benefit, a rebate from Seattle City Light helped pay for more than 44% of Escala's project.

“Residents welcomed the installation of occupancy sensor controls, both in the common areas above ground, and below ground in the parking structure. But they were especially pleased with the 17% savings in energy usage we were able to pass on through lower building operation costs.”

BRUCE JARRARD
Facilities Manager
Escala

ABOUT ESCALA

- Located at 4th and Virginia
- Opened in 2009
- 32 stories + 8 parking levels
- 816,000 square feet
- 269 luxury condominiums

PROJECT SCOPE

- Replace outdated metal halide and high-output fluorescent bulbs with lower wattage fluorescents
- Upgrade inefficient halogen and incandescent lamps to LEDs
- Install occupancy sensors in the corridors and parking garage

RESULTS

- Estimated energy savings: 348,250 kWh per year
- Estimated cost savings: \$32,282 per year
- Improved lighting quality
- Reduced maintenance costs

ESCALA UPGRADE	
Total cost	\$95,152
Seattle City Light rebate	\$41,817
Customer cost after rebate	\$53,335
Energy cost savings in the first year*	\$32,282
Simple return on investment	1.6 years

*Cost savings after completion of both projects, calculated using actual customer rate (including demand charges) of .09¢ per kWh.

CFL and LED technology

Today's advanced CFLs and LEDs are fast replacing incandescent, halogen, and high-output fluorescent lamps. Continuous improvements in longevity, light quality, and pricing make these energy-efficient lamps a great choice for retrofit projects.

Occupancy sensors

More and more businesses are using advanced sensing technology in low-traffic areas. Wireless controls add flexibility and can reduce costs.

Rebates for energy conservation

Seattle City Light offers rebates as an incentive to customers to reduce their electricity use. When customers use less electricity, it helps us conserve our hydro resources and avoid the expense of building new power plants or buying electricity on the open market.

Start saving now

Like Escala, your business could also benefit from Seattle City Light's rebates for upgrades to energy-saving lighting and equipment. Learn how you can lower your energy costs. Contact an Energy Advisor at (206) 684-3800 or SCLEnergyAdvisor@seattle.gov for a free assessment.

TECHNOLOGY COMPARISON	LIFESPAN (APPROXIMATE)	WATTS PER BULB (APPROXIMATE)	ENERGY SAVINGS* (APPROXIMATE)
HALOGEN MR16 50W	1,000 hours	50	n/a
LED MR16 10W UPGRADE	25,000–50,000 hours	10	80%
INCANDESCENT 60W	1,200 hours	60	n/a
LED A LAMP 10W UPGRADE	25,000–50,000 hours	10	80%
CFL 14-PIN 18W	12,000 hours	18	n/a
ADVANCED CFL UPGRADE	15,000 hours	14	20%
FLUORESCENT T5 54W	30,000 hours	54	n/a
ADVANCED FLUORESCENT T5 44W	40,000 hours	44	19%
LIGHTING IN COMMON AREAS AND GARAGE ON 24/7			n/a
OCCUPANCY SENSORS ADDED IN COMMON AREAS AND GARAGE			80%

*Annual savings depends on hours of operation/use.

OLD TECHNOLOGY NEW TECHNOLOGY



Seattle City Light is dedicated to exceeding our customers' expectations in producing and delivering environmentally responsible, safe, low-cost and reliable power.

This program may change without notice and is subject to the availability of funds.

Note: Ask your accountant about additional federal tax incentives that may be available for energy-efficient upgrades.

♻️ Printed on recycled paper made from 30% post-consumer waste fiber and manufactured with 100% renewable electricity.

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