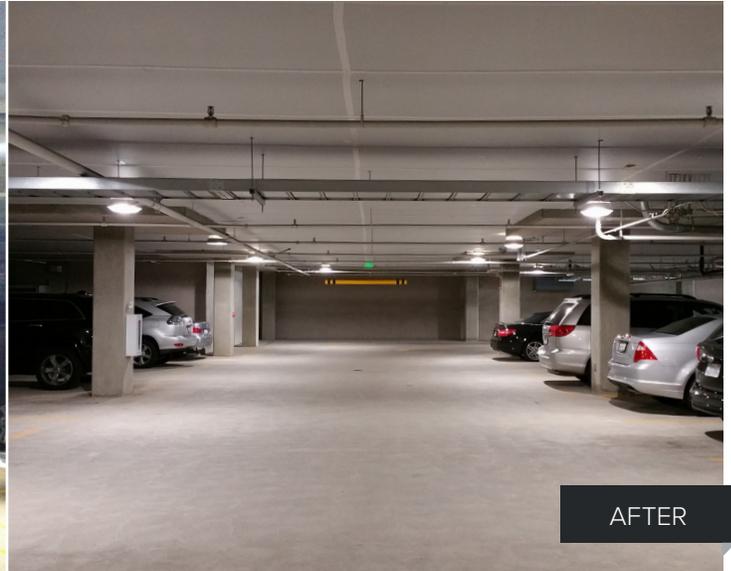


CASE STUDY // Parking Garage



BEFORE



AFTER

‘Night and day’ difference in lighting quality, cost at San Mateo garage

Franklin Templeton Investments building lights garage better, more affordably

Overview

Every year, the Franklin Templeton Investments building in San Mateo was spending almost \$30,000 just to keep its two parking garages lit. Calculating the cost of the energy required to keep those lamps burning, the cost of burnt out bulb replacement, and the cost of the labor required to replace burnt out bulbs, the annual operating cost totaled **\$28,072**, with over 95 percent of that coming in reduced energy costs.

Using HID technology, FTI had to replace more than 25 percent of its lamps each year due to burnout. Those lamps burned 18 hours a day to keep all areas of the garage properly and safely lit.

Understanding the requirements of their operation and the limitations of their current technology, Regency saw an opportunity to help FTI improve their lighting while dramatically decreasing the cost of it.

OBJECTIVES:

- Reduce the total cost of lighting
- Increase light levels in garage
- Identify plug-and-play option to avoid ballast replacement
- Lessen need for regular maintenance and replacement

Project Outcomes

- \$19,756 in annual energy savings
- 16 month payback
- 77 percent first year ROI
- \$84,067 projected savings over four years
- Brighter, more safely lit parking area
- 10 parking levels lit, including two underground

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The Solution

Any space that has 200 fixtures using older lighting technology probably has retrofitting potential. This was especially true in the parking areas of the FTI building, where the lamps needed to burn for all but six hours a day, 280 days a year.

The HID lamps the company was using to illuminate the garages were Gardco GP1 metal halides. They required 190 watts of power — including ballast draw — which makes it easy to see why the company was spending nearly \$30,000 a year on lighting the garage.

Regency's suggestion: replace the metal halide HIDs with Lunera Susan Lamps. The Susan Lamp is an LED plug-and-play replacement for FTI's existing Gardco GP1s. Compared to the 200+ watts of power required to burn the HIDs, the Susan Lamp looked to be a godsend for FTI's costly parking garage energy dilemma.

Specifically, the Susan Lamp required nearly one-fourth of the wattage consumed by FTI's existing HIDs. Moreover, it had a lifespan of more than two times longer than the old metal halides, with an average rated life of 50,000 hours compared to the 20,000 allowed for by the HIDs.

Lunera Susan Lamp

- 50,000 hour lifespan
- 50W lamp power
- Plug-and-play for 175W metal halide lamps
- Up to 5,600 lumens delivered
- > 80 CRI
- 3500K, 4000K, 4500K CCT options



“We have seen a night and day difference in the quality of lighting at our two parking garages. We’re very happy with the quality of the new lighting.”

John Robinson
Chief Engineer, Franklin
Templeton Investments

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