

## Villaggio on Yarrow Bay, Kirkland, WA

### The Situation

The parking areas at the Villaggio on Yarrow Bay luxury, waterfront apartments in Kirkland, WA were lighted with fluorescent tubes that failed too often, flickered, and dimmed during the winter. The Property Manager, Sam Mullen, was very interested in the benefits of converting the fluorescent tubes to DLC listed, LED tubes from LED Light Technology. Converting the fluorescent tubes to LED tubes would produce immediate and significant savings. In addition, the LED tubes would not change color, flicker, dim, or be affected by colder weather during the winter season.

### The Solution

Because of his interest in saving money, improving the overall quality of the garage lighting, and the benefits of the very long rated life of LED lighting technology, Sam considered the financial scenario offered by LED Light Technology that would produce a 77% reduction in lighting power consumption, eliminate maintenance expenses, lower their carbon footprint, and increase light levels.

LED Light Technology proposed to convert the fluorescent tubes to LED tubes. The existing ballasts would be removed, as LED tubes do not require a ballast. In addition, a rebate from Puget Sound Energy, funded a significant amount of the capital expense.

Without a rebate the proposed payback period was 10 months and, after the rebate was applied, the payback period was shortened to three months. All maintenance expenses and labor would be eliminated. The capital expense to convert the parking areas was \$14,000 and the utility rebate was approximately \$9,800.

Installation of the LED lamps was on a one-for-two basis and no new conduit or wiring was required to install the LED tubes.

### The Result

Over \$75,000 in total savings.

Electricity savings of over \$9,800 per year (107,090 kWh/Yr).

Over \$15,000 in overall annual savings.

Eliminated maintenance expenses and labor.

Increase in light levels of approximately 20%.

Owner's return on investment of 2308%



### Solution Overview

Company: Villaggio on Yarrow Bay

Profile: Luxury, waterfront apartments in Kirkland, WA.

Challenge: Convert fluorescent tubes to energy efficient LED tubes from LED Light Technology.

Solution: LED tubes reduced annual power consumption by 77% and paid for themselves in less than 3 months.

Result: \$9,800 annual power savings, an ROI of 2308%, no maintenance, and overall savings of over \$75,000.