

Case Study

Nickerson Street Self Storage

Project Information

Contact: Dave Wexler

Location:
1300 W. Nickerson St.
Seattle, WA

Project Manager:
Marilou Trias

Description: High efficiency T-8 lamp and ballast replacement; LED exit lights

Project Cost: \$29,978.75

Seattle City Light Rebate:
\$13,000.00

Cost to Owner: \$16,978.75

Estimated kWh savings per year:
105,753 kWh / \$6,340
(~ 1 kWh/square foot savings/year)

Estimated Annual Savings (energy and maintenance): \$8,340*

Estimated Payback: 2 years

Lighting Contractor:
United Energy Technologies, Inc.

*Because UETI provides a 3-year warranty on all fixtures and lamps, this figure includes maintenance cost savings of \$2,000 a year.

Dave Wexler's monthly bill for lighting his 106,000 square foot, 4-story self storage center was costing him about \$1,700 per month. He had 271 interior and 50 exterior T-12 fluorescent fixtures, and 73 incandescent exit lights. Burn times ranged from 12 to 24 hours per day.

Dave thought he might be able to reduce his bill if he got rid of his old fixtures, but he wasn't sure it was worth the investment. He called Seattle City Light's lighting expert Marilou Trias and scheduled a lighting assessment. By upgrading all of Dave's T-12 fixtures with T-8 lamps and high-efficiency electronic ballasts, and changing out the exit lights to LED, Marilou estimated Dave could save over 100,000 kWh or \$6,000 a year.

The total cost of the retrofit was almost \$30,000. With a Seattle City Light rebate of \$13,000, Dave's total cost was only \$17,000. That will give him a pay-back of 2 years!

After United Energy Technologies, Inc. completed the job, Dave was shocked at the improvement in lighting quality. "Not only will the savings keep my rates competitive, but the reaction from my customers has been overwhelming. They just love it!", remarked Dave. "This is such an excellent program. I'm going to tell everyone I know about it."

