



PlazaCorp

Kalamazoo, MI

The Challenge: PlazaCorp is a real estate firm focused on development, acquisition and property management. Since its founding, the company has grown to manage 75 commercial buildings. When it comes to lighting upgrades, parking areas are a primary focus. Ample lighting for these types of properties not only improves tenant and guest experience but also safety.

The existing fixtures at one parking garage were running 24/7/365, needlessly driving up energy costs. Plazacorp needed a plan to cut that waste out of their energy bills. There were some energy efficient practices, like replacing burnt out lamps with new LED bulbs, but no official energy efficiency plan was in place.

The Solution: Consumers Energy, performed facility assessments on high priority sites, and identified energy saving opportunities. It identified upgrading LED lighting and installing daylight sensors as the largest savings opportunity.

The Result: After upgrading, PlazaCorp reduced its energy bills by more than \$10,000 annually and earned a \$1,500 incentive, which covered nearly 50% of the project cost. The parking garage upgraded 500 LED bulbs, which increased lighting quality and decreased costs. Programmable daylight sensors were installed on the parking structure's perimeter lights. They've reported consistent brightness and coverage inside the garage since the upgrades.

Project Details

- **Upgrades:**
 - LED bulbs
 - Photocell daylight sensors installed
- **Overall Incentive:** \$1,500
- **Annual Electric Savings:** 74,446 kWh
- **Annual Cost Savings:** \$10,605

Consumers Energy

Count on Us®

Pete Fotieo, Director of Property Management PlazaCorp

“This program has credibility with me. Consumers Energy has come through on all of their promises and have delivered savings. The continued support has been crucial in getting these projects done.”

Energy Savings in Action:

In total, 500 LED bulbs were installed into 250 fixtures and PlazaCorp received \$1,500 in incentives from Consumers Energy. The project resulted in 74,446 kWh and \$10,605 in annual savings. Due to these results, they received a return on their investment for this project in less than one year.

We're here to help

The biggest challenge in reducing energy use in your business is knowing where to start. Consumers Energy is here to help. The Business Energy Efficiency team will guide you every step of the way to provide a simplified, hassle-free process.

Have you asked for your rebate?

Visit [ConsumersEnergy.com/realestatecs](https://www.consumersenergy.com/realestatecs) to fill out a rebate application or call **888-674-2770** to learn more.