

# Real Estate Journal

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## Profiles in lighting upgrades: 2008 series



Susan Bloom

Without a doubt, lighting upgrades involving energy-efficient lamps, ballasts, controls, and other products stand as some of the most attractive investments around and serve to promote green and sustainable design. This special 2008 series offers examples of how real-life commercial, institutional, and industrial properties nationwide have successfully pursued and benefited from lighting upgrades.

A high-profile property within the hospitality industry, Las Vegas' El Cortez Hotel & Casino holds a position of local respect in the area's renowned downtown entertainment mecca. Dating back to the 1940s and once owned by legendary mobster Bugsy Siegel, the 710,000 s/f hotel recently conducted a lighting upgrade to improve lighting quality and reduce energy costs while maintaining the building's vintage ambience.

The upgrade involved the replacement of older T12 fluorescent lamp technology and magnetic ballasts in the main hotel, inefficient incandescent lamps throughout the facility, and 100-watt low pressure sodium lamps in the parking garage with energy-efficient T8 and T5 fluorescent lamps, compact fluorescent lamps, electronic ballasts, and LED light sources. The upgrade paid itself back in just 1.62 years and reduced the facility's annual energy consumption by over 1.6 million kWh, qualifying for an attractive \$18,000 incentive from local utility Nevada Power along the way. "

Thanks to their lighting upgrade, the El Cortez Hotel & Casino now sports a modern and energy-efficient lighting system that helps retain the hotel's legacy as an integral part of Las Vegas culture and history.

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