



Profiles in lighting upgrades

October 01, 2007 - Front Section

Lighting upgrades involving energy-efficient lamps, ballasts, controls, etc. stand as some of the most attractive investments around. This special 2007 series offers examples of how real-life commercial, institutional, and industrial properties have successfully pursued and benefited from lighting upgrades.

Faced with continuously escalating electricity prices, the Building Services team at Ontario's Joseph Brant Memorial Hospital undertook an extensive lighting upgrade to help reduce energy consumption and costs throughout the 380,000 s/f, 300-bed facility. The team selected a high-efficiency 25-watt fluorescent lamp system driven by low-watt electronic ballasts to replace their existing fluorescent T12 and early-generation T8 lighting technology. Following the upgrade, light levels visibly improved and energy cost savings were significant, with Joseph Brant expected to enjoy an up to 40% reduction in energy costs in those areas upgraded from T12 to T8 lighting and 20-30% savings potential in those areas upgraded from early-generation T8 technology. The team expects the upgrade to deliver a less than two-year payback and an attractive 50%+ return on investment.

"We are delighted with the results of the upgrade so far," said Joseph Brant director of engineering and building services Duncan McGill. "Overall, energy has become a bigger and bigger part of everyone's operating cost structure and cost savings opportunities are an imperative. Our lighting upgrade should serve the hospital well in the form of markedly improved costs, enhanced light levels, and a more standardized and easy-to-maintain lighting configuration for well into the future."

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New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540