



# Plazacorp

## Kalamazoo, MI

**The Challenge:** PlazaCorp is a real estate firm headquartered in Kalamazoo that focuses on development, acquisition and property management. Since its founding, the company has grown to manage 75 commercial buildings. When it comes to implementing lighting upgrades, parking lots 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 using more energy than needed as all lights in and around the structure are never turned off. 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 evaluated their portfolio, performed facility assessments on high priority sites, and identified energy saving and tenant experience improvement opportunities. The evaluation took 10 months from initial contact to completion. It identified upgrading LED lighting and installing daylight sensors as the largest energy and money savings opportunity.

**The Result:** The company 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 energy costs. Programmable photocell daylight sensors were installed on the parking structure's 25 exterior perimeter lights and some interior perimeter lights. Reported benefits include consistent brightness and coverage inside the garage since the upgrades have been made.

### Project Details

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





**“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.”**

Pete Fotieo,  
Director of Property Management  
PlazaCorp



### **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, PlazaCorp received a return on their investment for this project in less than one year. PlazaCorp has expressed interest and is working with the Consumers Energy team on continuing to participate in the program in the upcoming year.

### **We are 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 Programs 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/pilots](https://www.consumersenergy.com/pilots) and download the application or call **877-607-0737** to learn more.