



Occupancy Sensors, Efficient Lighting, and More Reduce Costs at Senior Living Facility

Annualized energy savings are equivalent to 30 metric tons of greenhouse gases reduced or 6 cars removed from the road.



Asset Facts

Date Built	1997
Square Feet	51,632
Number of Rooms	88 rooms
Asset Type	Assisted Living

Project Facts

Annual Energy Savings	30,719 kWh
Annual Energy Reduction (%)	3.5
Annual Savings	\$6,057
Gross Investment	\$19,474
Rebates	\$4,232
Rebates as % of Total Project Cost	21.7
Net Investment	\$15,253
Net Payback	2.5 years

ROI 40%

Challenge

Located in the mid-Atlantic United States, this 51,600 ft² senior living facility specializes in Alzheimer’s care, hospice relationships, and short terms stays. Due to the specific needs of the residents, maintaining their comfort was a priority in the project

- The existing light fixtures and exit signs in the back-of-house were original to the building and are no longer being manufactured
- The faucets throughout the building operated at an outdated EPA standard of 2.2 GPM.

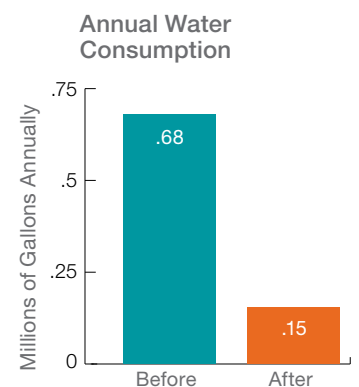
Our Solution

Green Generation Solutions installed high efficiency LED fixtures and industrial strip de-lamping kits in the back-of-house areas and installed occupancy sensors to increase the overall efficiency of the lighting system.

- GreenGen installed faucet pressure aerators in order to minimize the waste of water in the guest rooms, common area bathrooms, and back of house locations. The water flow was reduced from 2.2 GPM to 0.5 GPM, resulting in a measured 77% decrease in water consumption
- Vending machine controls were installed to reduce the machines’ energy consumption. The controls work with occupancy sensors to allow the machine compressors to cycle off and lights to shut down when not in use
- GreenGen installed three light loggers in rooms where occupancy sensors had been installed to measure light runtimes before and after installation in order to verify the solution savings. The average reduction per room was a 56% decrease in runtimes for the light fixtures
- GreenGen coordinated all rebate capture activities with the state utility to secure funding for nearly 22% of the total project cost.

Energy Savings – 3%

- The new high efficiency and LED fixtures reduced fixture wattage by an average of 58%
- The installed occupancy sensors decreased light fixtures runtimes by an average of 56%
- Overall water consumption was reduced by 77%
- Total building consumption was reduced by 4%.



How can we help you? Please contact Green Generation Solutions at info@greengenerationsolutions.com or 301.202.2930