

## CASE STUDY

## IMPLEMENTING LED LIGHTING



### FAST FACTS

#### BUILDING

Park Mira Loma South Building B North, in Mira Loma, California

#### CHALLENGE

To implement energy-efficient LED lights throughout the building's interior and exterior, balancing higher upfront costs with future benefits for tenants

#### RESULTS

- ▶ Superior light quality throughout the property, giving aesthetic value as well as heightened safety
- ▶ Future savings for tenants from longer lasting bulbs, less equipment needed and no costly disposal fees
- ▶ Greater energy efficiency and no toxic gases from the lights

### IMPLEMENTING NEW TECHNOLOGY WHILE BALANCING UP-FRONT COSTS WITH LONG-TERM SAVINGS

IDI Logistics' Los Angeles market office has always been on the cutting edge of sustainable initiatives, leading industrial building incentives from the California Building Standards Commission. With this legacy, it is no surprise the office developed a 353,742-square-foot inventory building lit completely with LED lighting. Among other benefits, IDI Logistics' Park Mira Loma South Building B North, located in Mira Loma, California, boasts a strong payoff for tenants in energy savings, an aesthetically pleasing exterior and hidden savings in wiring and lighting equipment. While LED lighting can mean a higher cost upfront, the team at IDI Logistics has explored numerous benefits of the new lighting technology to assure the change provides a payout to owners and tenants.

### AT THE FOREFRONT OF LIGHTING TECHNOLOGY

Working closely with Cooper Lighting, IDI Logistics has focused on innovative practices in lighting technology for more than a decade. Around the millennium, the Los Angeles market office started using T5 and T8 lights to replace traditional metal halide and high pressure sodium applications. Extensive studies were conducted on T5 and T8 lights, including continuous meetings, seminars and tours with Cooper, as well as distributors to determine future demand. As a result, research determined light quality, energy efficiency and life ratings of LED lights are all superior compared to any other existing light source.

## THE LED DIFFERENCE

*Other than energy savings, why is LED better?*

- ▶ Energy savings are the most publicized LED perk, and for good reason. The LED lighting system is extremely efficient and offers a variety of savings in the areas of power and energy. For example, LED lights produce significantly less heat than traditional lights, which saves energy with the fixture itself and does not incur the extra energy and costs from air-conditioning to balance the temperature. “LED lighting can reduce a facility’s lighting expenses up to 80 percent on a continuous basis for the life of the product,” observes Jason Saxon, CEO of Logical Energy Group, Inc.
- ▶ While LED lights can be more expensive up front, in five years the lights completely pay for themselves. In comparison to metal halo lights, LEDs have a 170 watt difference, offering \$3,300 in savings annually. In an industry where tenants may have leases for 10 years or longer, this can mean significant savings for the tenant. Furthermore, metal halo lights degrade 20-30 percent faster than LED lights. At 90 percent light-lumens output, LED lights maintain 90 percent efficiency after 15 years. With the price of electricity seeming on a continued increase, this means even more savings since change out of the lights are less frequent. Additionally, Saxon notes, “With no re-lamping required, no ballasts to constantly replace and no costly disposal fees, LED lighting helps eliminate a number of costly maintenance issues associated with traditional lighting.”
- ▶ Exterior LED lights show off properties and landscaping at night with a higher color quality because LEDs have a higher Kelvin. This means when you install a higher temperature light, the perception to the eye is that there is more of it. These lights more accurately reflect true coloration, do not degrade as quickly, and the appearance of more light makes the property safer.
- ▶ LED lights boast instant re-strike capability unlike metal lighting, which requires a 20-minute cool down before metals re-solidify and the light can be turned on again.
- ▶ LED lights can be dimmed smoothly and inexpensively via “drivers,” which are the current version of fluorescent (expensive to dim) or metal halide (non-dimming) ballasts.
- ▶ When using LED lights, there are no toxic gases and therefore no issues with disposing of the lights. Since IDI Logistics is committed to sustainability, this is of the utmost importance. Saxon says “LED lights are 100 percent environmentally safe. Further, just one LED bulb can help rid the atmosphere of one half ton carbon dioxide and will also keep mercury out of the air as well.”



Park Mira Loma South, Building B North

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## JUST THE BEGINNING

LED lighting systems are not all that sets Park Mira Loma South Building B North apart from other industrial warehouses. In addition to advances in lighting technology, the facility features skylights on three percent of the roof and some of the most advanced on-site water treatment. Altogether, tenants of the building can expect savings of as much as 50 percent compared to facilities outfitted with traditional sources.

For IDI Logistics, the Park Mira Loma South building is just the start of LED lights in development projects. As the prices of LED lights presumably continue to decrease, IDI Logistics plans on more lighting projects in new development and retrofitting options for constructed buildings as well.