

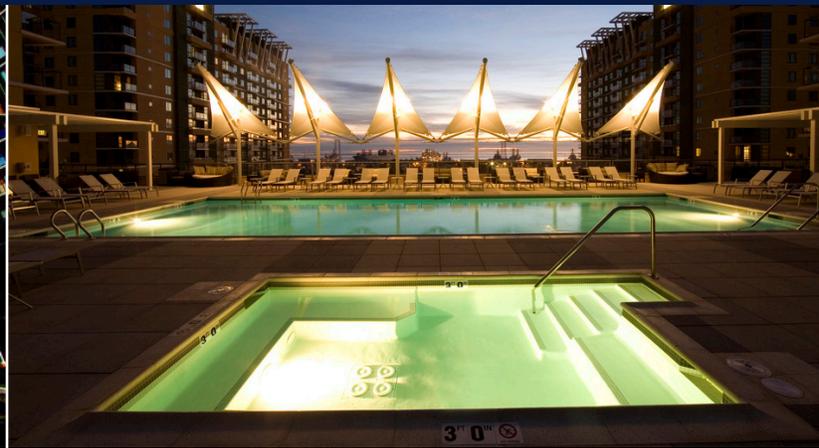
Lighting Efficiency in a Secure Military Complex

CLIENT NAME:

Pacific Beacon Apartments
San Diego, CA

PROGRAM TYPE:

Lighting Upgrade



CASE STUDY:

Lightlity designed and implemented a lighting energy and maintenance efficiency program at a luxury apartment community on Naval Base San Diego while navigating unique security needs and strict building codes.

The Challenge:

Improve lighting efficiency within a secure military complex with strict anti-terrorism, force protection and sustainability standards, and meet or exceed California's strict T24 building codes while maintaining the high-end aesthetic of this luxury multi-award-winning community.

With over 10,000 lamps in common areas alone, Pacific Beacon had unnecessary lighting challenges and expenses. The facility management wanted to reduce energy and maintenance costs while improving the overall quality of the lighting. Additionally, active service members work irregular shifts, so minimizing daytime disruption and noise while managing timelines and site logistics was critical to a successful implementation and quality assurance processes.

Services Provided:

- Comprehensive facility audit of all common interior and exterior spaces
- Developed lighting specifications and turnkey project costs
- Comprehensive project management including installation and security clearances
- Rebate submittal and collection for the benefit of the client
- Warranty facilitation

The Client:

Pacific Beacon is a public-private partnership jointly owned by the U.S. Navy and Clark Realty Capital. It is comprised of 1.2 million square-feet of luxury apartments and community amenities designed for single enlisted sailors living on Naval Base San Diego.

The Solution:

Lightility bid, specified, designed, implemented and managed all phases of the lighting upgrade, including security clearances for all on-site installers, rebate submittal and collection, and warranty facilitation services. Detailed project updates were presented daily, and regular progress meetings ensured smooth transitions between areas of the campus, interior and exterior spaces. The project was completed on-time and on-budget. Our success in this project helped Lightility win the job to complete all interior apartment spaces. Installation commences in Winter 2019.

The Results:

58%

% Energy Reduction:

3.1yrs

Average payback:

2,202,369

KWH saved to-date:

\$492,168

Savings-to-date:

Annual Environmental Benefit is Equivalent to:



1,833 acres
of US Forest lands



543 tons
of waste diverted
from a landfill



331 cars
removed from
the road



175,246 gallons
of gasoline

*Source: epa.gov/energy/greenhouse-gas-equivalencies-calculator