

Ramsey Office Plaza Goes Green

The process began by upgrading to LED lighting as a way of increasing the lighting reliability and lowering the cost of maintenance. The portion of the interior lighting that was on 24 hours a day was the first to be upgraded. The hallways and the stairwells now have LED tubes; replacing the fluorescent tubes. On



the outside of the building; replacing the roof soffit lights required a crane to change out a bulb. All of the outside lighting was retrofit with LED lighting which has a 50,000 hour expected life. (That's up to 5 times longer than the lights that were replaced)

These changes definitely lowered the cost of maintenance; they also lowered the energy consumption; saving over \$600/month on the electric bill. The return on the investment is a little over 2 years. The Ramsey Office Plaza has removed over 130,000 pounds of CO2 out of its CO2 footprint per year. The retrofit also removed over 17,000 mg of mercury. Another way of looking at the LED lighting investment is that at the end of 10 years they will have saved over \$60,000 in Energy Cost at today's rates.

The LED lighting was installed by Majestic Custom Electric, Inc. a local Ramsey Company. Connexus Energy provided Energy Conservation rebates to this project.

The LED retrofit was not only good for the savings in energy and maintenance, but it's also super friendly to our environment.

Going Green doesn't cost, it Pays