



**Project Type**  
Lighting Retrofit

**Location**  
895 Dove Street  
Newport Beach, CA

**Business Type**  
Corporation

*The National Grid study "Managing Energy Costs in Office Buildings" reveals that lighting on its own within the common American office building represents as much as 47% of its energy consumption.\* Verde Solutions' LED office building retrofit reduced the energy consumption associated with lighting by 55%!*



Building Type  
**Office**



Total Project Cost  
**\$153,083.47**



Incentive Rebates  
**\$3,079.28**



Reduction in Lighting Energy Consumption  
**55%**



Eliminated CO<sup>2</sup> Gasoline Emissions  
**26,258 gallons**

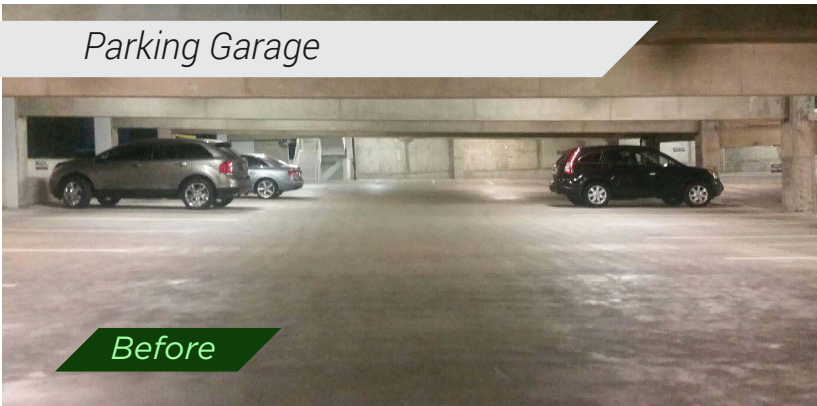


Total Annual Cost Savings  
**\$49,795.50**

## Summary

Jones Lang LaSalle (JLL) is the property manager of the mixed-use commercial building at 895 Dove Street located within the Newport Plaza complex - that was originally constructed in Southern California in 2000. The five-story property, which was 98% leased at the time of sale, serves as the headquarters for law firm Newmeyer & Dillion, which occupies about half of the building. It is commonly referred to a Class A office building with spectacular amenities and serene architectural elements.

### Parking Garage



Before



After

## Project

Verde Solutions, LLC retrofit project on the 895 Dove Street office spaces, parking garage and parking deck consisted of a mixture of LED products from 2x4 troffers and linear LED tubes to commercial downlights and exterior shoebox fixtures. With a projected annual energy savings of nearly \$50,000 and 55% reduction in energy consumption from lighting, this project proves, yet again, that making the switch to LED will guarantee a cut back in energy consumption versus "traditional," out-dated lighting technology.

Source: [https://www.nationalgridus.com/non\\_html/shared\\_energyeff\\_office.pdf](https://www.nationalgridus.com/non_html/shared_energyeff_office.pdf)

## Existing Lighting vs. LED Lighting

2x4 Troffers Fixtures	Existing	New LED Lighting
Total Fixtures	2,283	<b>2,283</b>
Wattage	32	<b>18</b>
Annual Hours of Use	2,868	<b>2,868</b>
Rated Life	10,000	<b>50,000</b>
Annual Energy Cost	\$34,257.30	<b>\$17,678.70</b>
Lifetime Energy Cost	\$597,233.26	<b>\$308,206.07</b>

2x4 Troffer fixtures were a large amount of this LED retrofit project. As demonstrated in the table above there is a significant reduction in energy costs. The client and their tenants would have to replace their existing fluorescent troffers FIVE TIMES over the lifetime of just one Verde LED troffer fixture. In addition to dramatic savings, these before and after pictures demonstrate the LED lighting output is much higher in quality and appearance when compared to conventional lighting.

### Office Space



Before



After

## Results

Verde Solutions' lighting retrofit for the 895 Dove Street building in Newport Plaza reduced its lighting energy consumption by 55%. This significant improvement in energy efficiency will result in an annual energy cost savings of \$49,795 during the rated life of LED lights, along with a one time \$3,079 utility rebate. Every month, the building can expect to save \$4,149 on their electric bill.

### Break Room



Before



After