



## Shopping Center Kansas City, MO.

### ***About the Client:***

Block Real Estate Services, LLC is a full service commercial real estate company managing over 22 million square feet of retail, office, industrial and multifamily properties.

They are committed to sustainable business solutions and maximizing the full value of all properties they own and manage.

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### ***The Project....***

Exterior lighting was replaced with energy efficient LED.

Existing technology was metal halides and included a mix of 175/250w wall-packs, 400w floods and 1,000w pole lighting.

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## Project Savings...

*Annual kWh Savings: 104,595*

*Annual kW Demand Savings: 23*

*Annual Utility Savings: \$9,413*

*Projected R.O.I.: 16 months*

## Greenhouse Reduction

*162,695 pounds (73.8 metric tons) of carbon dioxide.*

*Equivalent to annual greenhouse emissions from 15 passenger vehicles and CO2 emission from 8,273 gallons of gasoline.*

## About Worldwide Energy..

*As commercial energy efficiency experts, we help our clients minimize utility expenses with energy efficiency lighting, efficient heating & cooling, and building envelope solutions.*

*Our efforts focus primarily on the areas that provide the greatest utility cost savings and where financial incentives create a rapid return on investment.*

*Worldwide Energy offers a total turnkey solution; utility rebate and Federal EPCAct filing services (provided at no additional charge); complete design & installation services; recycling and project financing. Our services usually have a 2 year or less return on investment.*

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## Client Goals

The client had several objectives including:

- Improve sustainability and aesthetics to provide a better lit more welcoming and secure atmosphere for tenants, and customers.
- Increase sense of security for tenants and customers;
- Increase night-time foot traffic;
- Increase desire of rental for retail space;
- Reduce annual operating and maintenance expense
- Reduce tenant CAM charges;
- Professional installation.

“Tenant safety is a top priority for us at Block Real Estate“ said VP of Operations Mikele Torgler When we can incorporate savings for the tenants as well, it makes perfect sense to invest in such a project.

The improved lighting is a big hit with the Westport Public Safety Office and the Kansas City Missouri Police Department,” said Jon Engelman, the Westport Regional Business League executive director. “It has also improved the function of the security cameras in the area.”

