



Compass Self Storage

Project Location: East Liberty, PA

Case Study #202

Project Summary:

- Compass Self Storage is under a maintenance agreement with George R. Smalley Co., and part of that agreement is that we look for ways to save our customers money on their electrical expenses.
- The lights in this facility were burning 24 hours a day 7 days a week and therefore consuming excess energy.
- We came up with a solution to install occupancy sensors on all interior lighting, so that only occupied areas would be lit at that given time.

Project Results:

- | | |
|------------------------------|-------------|
| • Project cost - | \$17,454.00 |
| • Rebate from Duquesne Light | \$2,898.00 |
| • Annual KWH reduction | 111,871 |
| • Annual electric savings | \$10,290.00 |
| • Payback = 1.41 years | |
| • Pre- tax ROI = 71% | |
| • 10 year cash flow | \$88,344.00 |
| • Previous electric spend = | \$14,274.00 |
| • New electric spend = | \$3,984.00 |