



# 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  |