

# BENCHMARKING: LED LIGHTS CUT COSTS IN PARKING RAMPS

Hospital Parking Ramp  
Minneapolis

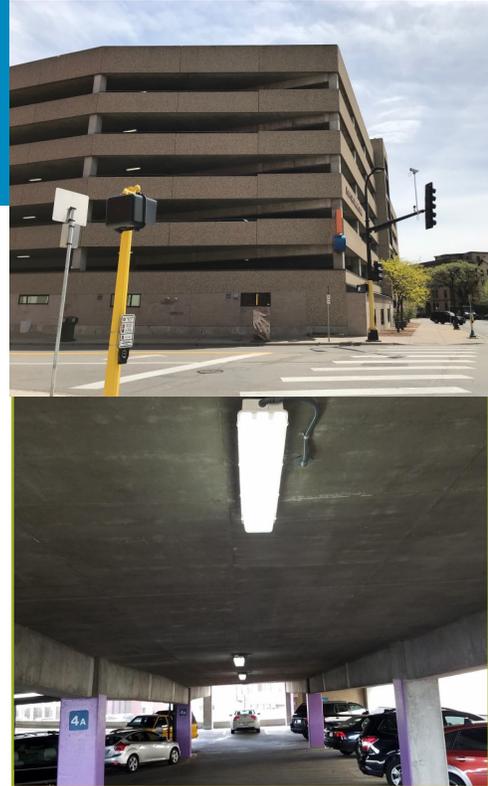
**P**arking ramps may not be the most energy intensive buildings, but they often have a high potential for energy savings. The Hospital Parking Ramp (HPR) on Hennepin County Medical Center’s campus is a great example of this: HPR is open 24 hours a day/7 days a week, meaning the lights are always on. Balancing the owner’s priorities of safety, customer service, and cost savings, the property manager, Allied Parking, contracted with The Retrofit Company to complete three rounds of lighting projects in the ramp’s 1,400+ stalls.

**2010:** Conscious of energy use early on, the ramp owner completed a lighting retrofit to reduce annual energy use by 40% from the prior year by replacing roughly 410 T-12 fixtures with new T-8 fixtures and bulbs.

**2015:** Seeking more energy savings, the owner replaced 16 high pressure sodium fixtures and 11 metal halide fixtures with 27 new LED fixtures in the ramp’s stairwells. With a project payback of only one year, the project was a no-brainer, and the 5-year warranty on the bulbs created additional savings on replacement maintenance.

**2017:** The owners replaced the ramp’s 410 T-8 fixtures installed in 2010 with new LED bulbs to reflect changing technology. By utilizing lighting rebates from Xcel Energy and \$10,132 from the City of Minneapolis’ Green Business Cost Share program, the project reduced the project’s payback to just over one year.

Prior to the retrofits, the owners had concerns about dimly lit areas of the ramp and had considered adding lights to keep customers safe. However, after the retrofit, the entire ramp is so well lit that additional lighting fixtures are no longer necessary. Allied Parking is currently looking to replace the heat pumps in the ramp’s heated stalls as part of the manager’s continued efforts to save energy and maintain customer comfort.



“The new LED lights are brighter and lighter [in color]. Before, the fluorescents would degrade with time and yellow in quality.”

Anne Snyder  
General Manager  
of Real Estate



Allied Parking

## SAVINGS SPOTLIGHT

Estimated annual electric reduction from year prior:

- 2015 Retrofit — **31%**, saving **\$2,588**
- 2017 Retrofit — **57%**, saving **\$16,104**

Whole Building  
Energy Use 2014-2017\*

**19%** ↓

\*weather-normalized

## HOSPITAL PARKING RAMP — BUILDING STATS

|            |                                  |                      |                |
|------------|----------------------------------|----------------------|----------------|
| Address    | 814 South Ninth Street           | Total Square Footage | 351,394 sq.ft. |
| Year Built | Phase 1 — 1969<br>Phase 2 — 1981 | Building Use         | Parking        |

Interested in utility incentives for a lighting retrofit?  
[www.xcelenergy.com/programs\\_and\\_rebates](http://www.xcelenergy.com/programs_and_rebates)