

Vancouver, Canada

CASE STUDY

OLYMPIC VILLAGE

CHALLENGE

In spite of being a LEED Platinum Neighborhood, seven of the buildings were using too much energy, and common areas such as hallways and parking lots in the buildings were too dark.

PROJECT SUMMARY

- Over 1 million kWh energy savings per year
- 85% energy cost savings
- Increased light output
- Improved light quality
- \$118,000 rebate from local utility



SOLUTION

Radiance Energy replaced common area lighting in seven Olympic village high-rise residential buildings with LED solutions. These buildings achieved approximately 85% in energy cost savings with light quality improving by 30%+.

Additionally, Radiance worked with their local utility to obtain a greater than 35% rebate for this customer. Thus helping them achieve maximum savings and benefits with their program.

THE GREENEST NEIGHBORHOOD IN NORTH AMERICA BECOMES EVEN GREENER

The Vancouver Athletes Village was awarded the LEED Platinum certification from the U.S. Green Building Council (USGBC) and designated as the greenest, most energy-efficient, and sustainable neighborhood in North America!



Vancouver, Canada

CASE STUDY

KING GEORGE HUB

CHALLENGE

King George Hub is a mixed-use development providing a variety of services within their complex: food courts, retail, shopping, parking, and offices in British Columbia, Canada, located at the northeast corner of King George Boulevard and Fraser Highway in the Surrey City Centre district.

Common areas such as the parkade and stairwell had continuous flickering and issues resulting in high level complaints to management.

PROJECT SUMMARY

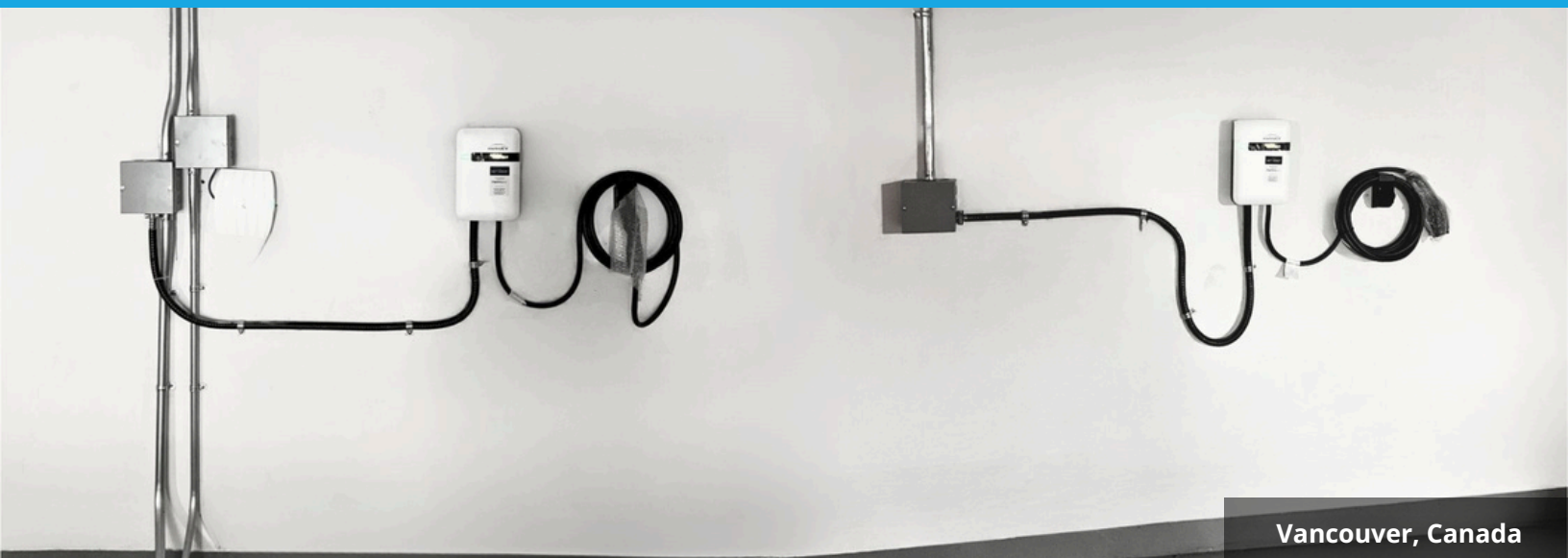
- Provided 90% savings in underground parking
- Replaced 64W with 10-15W sensor solution
- 10 year warranty and 20 year life expectancy
- Improved tenant satisfaction and wellness

SOLUTION

Radiance Energy replaced the existing lights with an improved LED solution throughout the entire RBC Royal Centre. All 40 floors of office space now have an improved, healthier work environment, as the 64W bulbs were replaced with a 10-15W sensor solution that is flicker-free.

The 24/7 lighting required in the emergency stairwells, hallways, boiler, and maintenance rooms are receiving massive cost savings with the improved and efficient LED solution. Underground parking, previously using 410W bulbs, were replaced with a custom solution of 42W - providing over 90% in energy cost savings while improving lighting output by over 50%.





Vancouver, Canada

CASE STUDY

BRAVA TOWERS

CHALLENGE

Brava Tower, a prestigious residential building in downtown Vancouver, sought to enhance its amenities while aligning with sustainable living practices. The challenge was to implement a reliable EV charging infrastructure to meet the growing demand for electric mobility among residents, all while maintaining the aesthetic and functionality of the facility.

PROJECT SUMMARY

- EV charging infrastructure tailored for residential use.
- Reliable, user-friendly charging stations.
- Transparent billing and usage monitoring through advanced software integration.
- A sustainable solution that supports Brava Tower's commitment to green living and modern amenities.

SOLUTION

Radiance Energy provided a tailored EV charging solution designed specifically for Brava Tower. The project included the installation of reliable and efficient charging stations integrated seamlessly into the building's infrastructure. Advanced monitoring and billing software were implemented, ensuring ease of use for residents and efficient management for building administrators. This solution aligns with Brava Tower's commitment to sustainability and modern living.





Vancouver, Canada

CASE STUDY

1000 BEACH AVENUE

CHALLENGE

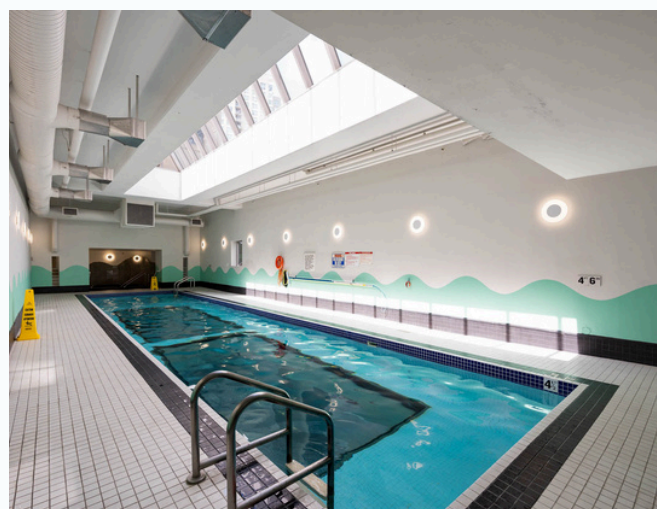
The 1000 Beach Avenue Residential Complex faced significant challenges with the efficiency and maintenance of its lighting and energy systems. The existing infrastructure not only led to higher energy costs but also required frequent servicing and lacked the necessary diagnostics to ensure optimal performance.

PROJECT SUMMARY

- 85% energy savings with high-efficiency LED lighting.
- Enhanced lighting quality in common areas.
- Optional Service & Maintenance Agreement for diagnostics and repairs at 1% of installation costs.
- Improved system reliability with regular calibration and diagnostics.

SOLUTION

Radiance Energy implemented a comprehensive LED lighting upgrade throughout the complex's common areas, including hallways and parking lots. The project included the installation of a smart energy management system to monitor and optimize energy use. Additionally, Radiance offered an optional Service and Maintenance Agreement, ensuring ongoing system calibration, diagnostics, and repairs, further reducing operational burdens for the client.





Seattle, USA

CASE STUDY

1521 SECOND AVENUE

CHALLENGE

This luxury 38 story condominium complex was developed to be the region's finest high rise residential community. Completed in 2009, Fifteen Twenty One received LEED-Gold certification for its sustainability features.

PROJECT SUMMARY

- 85% energy savings with high-efficiency LED lighting.
- Enhanced lighting quality in common areas.
- Optional Service & Maintenance Agreement for diagnostics and repairs at 1% of installation costs.
- Improved system reliability with regular calibration and diagnostics.

70%

Energy Cost Savings

56%

Rebate on Total Cost

2.4y

ROI - including maintenance

SOLUTION

In 2015, Radiance upgraded all the common area lighting in the parking garage, stairwells, storerooms, maintenance closets and other areas to our high quality LED solutions.

Previous Light Fixtures

- 2 x 32W Fluorescent Tubes
- Plus Ballast Factor
- Total Power Consumption 64W per fixture

Radiance LED Solution

- 1 x 18W LED Lamp | 10yr Warranty
- Ballasts Removed
- Total Power Consumption 18W per fixture





Calgary, Canada

CASE STUDY WESTCORP

A winner of Canada's Best Managed Companies Award Westcorp is characterized by its focus on customer relationships as the foundation for growth. Westcorp's London at Heritage Station is Calgary's largest and most talked about luxury condominium community. It has a large heated underground parkade, consisting of 2000 parking stalls.

CHALLENGE

Westcorp's parkade had 1,700 T5 and T8 fluorescent fixtures which required constant changing of burnt out bulbs and ballast replacements. They wanted to reduce their expenses on energy and maintenance.

SOLUTION

Westcorp was midway through installing new T5 lamp fixtures on site when Radiance Energy approached them with a better solution. Radiance Energy replaced all fluorescent fixtures with their intelligent LED system, achieving 85% energy savings and greatly reducing maintenance costs. Westcorp capitalized on Radiance's "no upfront costs lease program" to achieve immediate energy savings.



PROJECT SUMMARY

- Reduced GHG emissions by 1,300 tons per year
- 85% Energy Savings
- Drastically reduced maintenance costs
- Over \$100,000 saved per year
- 2.7 million lbs. annual reduction in Co2 Emissions
- Increased light output



Alberta, Canada

CASE STUDY

VALLEY VIEW MANOR

CHALLENGE

The Valley View Manor facility in Rimby faced rising electricity costs due to outdated compact fluorescent (CFL) lighting fixtures. These fixtures consumed excessive energy and required frequent maintenance, leading to increased operational expenses. Additionally, the lighting quality was not optimal for residents, affecting comfort and visibility.

SOLUTION

Radiance Energy conducted an in-depth energy audit and proposed a complete LED retrofit using 5" LED Retrofit Kits FH 15W to replace the existing CFL 4-pin (2-in-1) 18W wall sconces. The upgrade offered:

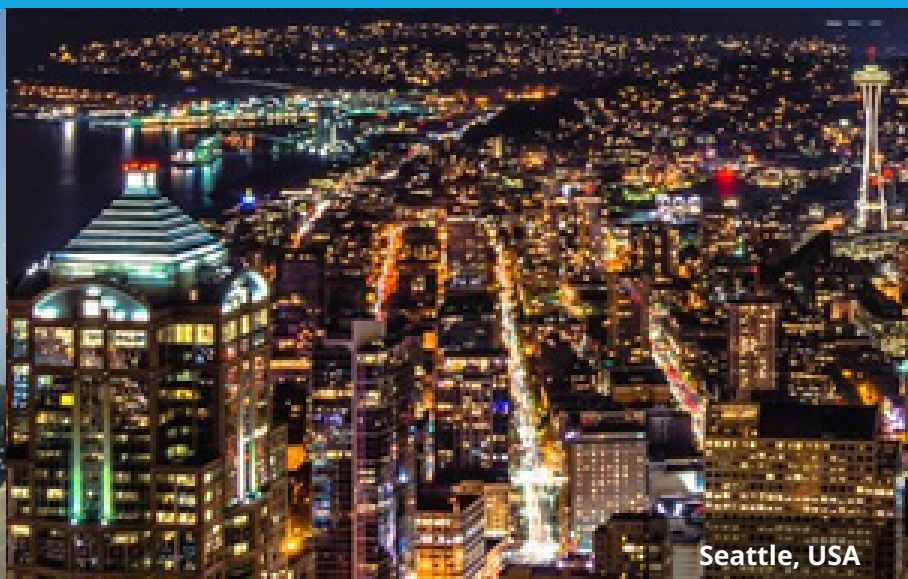
- 66.55% energy savings
- Annual reduction of 32,009 kWh in electricity consumption
- Improved lighting quality with a color temperature of 4000K
- Longer-lasting LED fixtures with minimal maintenance requirements

PROJECT SUMMARY

- Annual Cost Savings: \$3,921 in the first year, growing due to rising electricity rates
- ROI: 3.5 years
- 10-Year Net Savings: \$49,317
- Sustainability Impact: Significant reduction in energy consumption and carbon footprint

The total project cost was \$14,427, with financing options available, ensuring affordability for the housing foundation. This upgrade modernized lighting across the facility, improving safety, comfort, and efficiency for residents and staff.




Seattle, USA

CASE STUDY

MELBOURNE TOWER

Constructed in 1928, this historic downtown building has 10 floors, 130,893 sq ft. In 2015 Radiance Energy was selected to upgrade the commercial indoor lighting and outdoor areas. This created a healthy and productive environment for Melbourne Tower's office tenants and their cliental.

CHALLENGE

Melbourne Tower, a historic 130,893 sq. ft. office building in Seattle, was facing high energy costs, uneven lighting, and outdated fixtures across its 10 floors. The existing 4-lamp T8 Troffers were consuming excessive power, requiring frequent maintenance, and contributing to tenant dissatisfaction. Outdoor and common area lighting also needed modernization for improved efficiency and safety.

SOLUTION

Radiance Energy implemented a comprehensive LED lighting upgrade, replacing all 4-lamp T8 Troffers (120W per fixture) with 2-lamp TLED solutions (26W per fixture). Common areas, lobbies, and outdoor lighting received modern LED solutions to enhance visibility and reduce operational costs. The LED upgrade provided flicker-free, energy-efficient lighting with a 10-year warranty.

PROJECT SUMMARY

- Brighter, healthier office environment for tenants
- Significant carbon footprint reduction
- Technology: LED retrofit with TLED fixtures
- Completion: 2015
- Sustainability Impact: Improved efficiency, lower costs, reduced maintenance



Energy Cost Savings



Rebate on Total Cost



ROI - including maintenance