



# Coastal Partners & Havel Brothers Upgrades Case Study

*Indiana warehouse receives \$108,445 rebate check for energy efficiency improvements through Indiana Michigan Power's Prescriptive Rebate Program*

## Ft. Wayne, IN

Coastal Partners, along with one of the tenants in their Ft. Wayne industrial complex, Havel Brothers, sought to reduce and improve the quality of the lighting in the 650,000 square foot Coastal Partners Commerce Center.

## Aims & Objectives

A large part of the expense associated with operating a warehouse comes from the energy costs required to meet the needs of the tenants. Coastal Partners recognized an opportunity to cut their power bills in half by replacing 1,000 outdated light fixtures with new, T5 high bay lighting. This proactive cost-cutting measure not only saved them money, but also allowed them to share the savings with their tenants and increase the attractiveness of the lease.

## Partnership

In order to further increase their savings, Coastal Partners and the Havel Brothers utilized an energy efficiency project rebate program offered through I&M's Commercial and Industrial Prescriptive Rebate Program. The \$108,445 rebate helped offset the cost of the upgrades and was funded as part of a larger effort to encourage energy conservation incentives.

## Implementation

By replacing nearly 1,000 lights, which drew 400 watts of electricity each, Coastal Partners saved an estimated 665,418 kWh annually. This impressive energy savings also earned their tenants \$45,000 in annual energy savings. Although the project would have paid for itself in less than 4 years, the rebate lowered the payback time to just 18 months.

## Current Offerings

I&M continues to offer commercial and industrial custom incentives and prescriptive rebates through their Electric Ideas program. For more information visit: <http://www.electricideas.com/work>

**“Working with [the rebate program] helped us significantly reduce our energy usage at our Ft. Wayne facility, and improve the lighting. [The] rebates brought the payback period down to where there was no reason not to do the project.**  
-Brett Baumgarten,  
CEO, Coastal Partners”

Incentive Received  
**\$108,445 Rebate**

Operation and Energy Savings  
**\$45,000 & 665,418 kWh Annually**

Payback Time  
**18 months**

