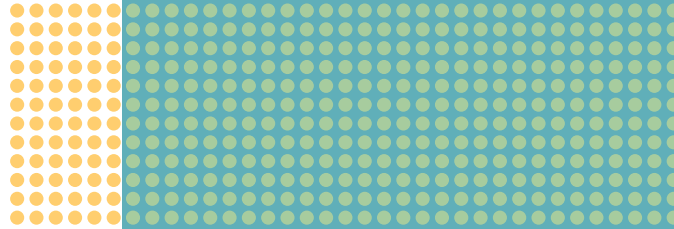


ONE-STOP EFFICIENCY SHOP®

# Summit of Mendota Heights



## Project Background

Summit of Mendota Heights, a 113-unit multifamily condominium complex in Mendota Heights, Minnesota, had been dealing with a range of lighting issues in their stairwells, utility spaces, and parking garage, such as inconsistent equipment type, mismatched tone and color, and costly repairs and maintenance. The complex needed a full lighting retrofit, but the three-person HOA maintenance committee wasn't sure how to best coordinate such a large project and secure maximum rebates. One committee member knew a colleague who had worked with CEE's One-Stop Efficiency Shop (One-Stop) to complete a lighting project at their mid-sized commercial office building in St. Paul. They visited the building to see the work that was done and quickly got in touch with the CEE lighting consultant who worked on the project.

## Project Assessment

The lighting consultant performed an on-site assessment with the facility team and determined the best and most cost-effective options to ensure consistent lighting equipment across the property. The consultant suggested using two different lamps, a high output version for the parking garage and a lower output version for the other areas. He also handled all invoicing and rebate processes and scheduled installers, saving time for the committee and ensuring rebates were maximized for the project.

## Improvements

The lighting in the parking garage is now brighter and more consistent, and stairwells and utility spaces have a more even tone. Maintenance will be much easier in the future with standardized lighting equipment used across the complex. After the lighting project, the team also had free ecobee3 lite smart thermostats installed in their common spaces by a One-Stop HVAC consultant. Thanks to the guidance of the One-Stop team, Summit of Mendota Heights found lighting equipment that ensures easier maintenance and repairs in the long term, improved energy efficiency, and maximized rebates.



“The parking garage is overall brighter with consistent lighting. Before we had patches of different tubes with very uneven lighting. It's a lot more efficient now.”

**Emil Weiler**  
HOA Treasurer



ONE-STOP EFFICIENCY SHOP®

Visit [mncee.org/onestop](https://mncee.org/onestop) to learn more about the One-Stop Efficiency Shop

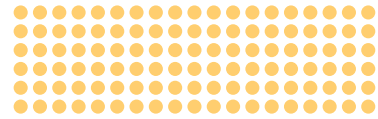


## Problems


- Costly and time-consuming maintenance
- Inconsistent color and tone in common spaces
- Low lighting in parking garage
- Large project with complex upgrade and rebate process

## Results

- Improved lighting quality and consistent tone in common spaces
- Brighter lighting in parking garage
- Standardized lighting equipment for simpler maintenance
- Lower utility bills and reduced operating costs
- More control of HVAC system with smart thermostats



## Rebates and Savings

 **\$2,626**  
annual utility savings

 **26,227**  
kWh saved

 **\$3,349**  
in rebates

 **1.8-year**  
payback period

Center for Energy and Environment's (CEE) One-Stop Efficiency Shop®, sponsored by Xcel Energy, offers free lighting consulting and rebates to help businesses save energy and reduce operating costs through lighting upgrades.

Visit [mncee.org/onestop](http://mncee.org/onestop) to learn more.

“  
The consultant was in the building for an hour and he had everything solved. As we're talking with him, he's picking part numbers, wattage, savings, availability, and installs. He solved our problems.”



**Emil Weiler**  
HOA Treasurer

**cee**

ONE-STOP EFFICIENCY SHOP®