



Energy  
Reduction  
**60%**

ROI  
**1.6 years**

Savings  
**\$500,000  
per year**



## The Outcome

- Over 25,000 fixtures were retrofitted or replaced
- The tax deductions and bonus rebates exceeded the lighting project costs
- While the lighting was only 11% of the overall energy project costs, it yielded over 40% of the overall savings



## **Project Facts**

- Total space retrofitted: over 1.9mm sq. ft.
- Largest PACE financed project in the country, and largest single site 179D tax deduction project in Minnesota in 2016

## The Challenge

The 86 year old First National Bank Building is a landmark of St. Paul, Minnesota. First National, as well as two other buildings in the owner's portfolio, had outdated mechanical systems and antiquated lighting prompting the owner to undertake this energy savings project. Realizing the cost of upgrading nearly 2 million square feet, the owners turned to funding through the Trillion BTU Energy Conservation Program, the Property Assessed Clean Energy (PACE) program, EPACT 179D tax deductions, and Xcel Energy rebates.