



Shine a light on savings: Tyco retrofit delivers ROI of 46% with 1.8 Year payback

CASE STUDY

✓ Tyco Safety Products

PROJECT STATISTICS

188,000 sq. ft. manufacturing and shipping facility for security products

Before: 804 T-12 fluorescents and 92 360W high metallic fixtures with inefficient ballasts

After: 804 T-8 fluorescents and 92 200W metal halide fixtures with high efficiency ballasts and reflectors

Project cost: \$216,717

Simple payback after incentive:
Approx. 1.8 years

Return on investment (ROI):
Approx. 46.1%

Electricity savings:
66% of lighting consumption



Tyco Safety Products manufactures leading edge Digital Security Controls (DSC) branded electronic intrusion alarm products in its 188,000 square foot facility on Bridgeland Avenue. This is a true Canadian success story with over 700 employees manufacturing sophisticated systems that are shipped to over 140 countries.

Glen Brislan, Vice-President, Supply Chain praises his workforce for their ability to continually improve the quality of their products, squeeze out costs, meet stringent on-time delivery dates and be flexible to meet the manufacturing requirements to deliver over 500 different products from one location.

“We are very competitive in a global manufacturing environment,” says Brislan. “And we look to every opportunity to find efficiencies, and that includes our physical plant. That’s why Toronto Hydro’s **RETROFIT PROGRAM** made so much sense for us.”



ABOVE: Glen Brislan and Rexford Yirenkyi
TOP RIGHT: Glen Brislan

“We are proud that we are good corporate citizens. We value the many environmental benefits that the **RETROFIT PROGRAM** delivers.”

Rexford Yirenkyi, Maintenance and Facilities Manager

“It took Toronto Hydro less than two weeks to approve our project.”

Rexford Yirenkyi, Maintenance and Facilities Manager, was given the task to look into the Toronto Hydro **RETROFIT PROGRAM**. Yirenkyi is no stranger to these types of efficiency initiatives. “We already have occupancy sensors in meeting rooms and washrooms, we’re very efficient at recycling and we’ve eliminated a lot of cardboard by using recyclable totes. So I was keen to explore the **RETROFIT PROGRAM**.”

After defining the scope of the project with Ed Alexander of Progressive Lighting, Energy & Design who designed the lighting retrofit and supplied materials, Yirenkyi submitted a **RETROFIT PROGRAM** application to Toronto Hydro. In under two weeks, the project was approved. Implementation (by Gemini Group Electrical Systems Inc.) took eight weeks with minimal disruption. Within a week of job completion, Toronto Hydro was back to inspect the project and provide final sign-off for the incentive.

Excellent employee feedback

For Tyco, an added bonus was the spontaneous and positive feedback from employees. Says Brislan, “We knew they would notice the difference in brightness and we were very happy to hear all of their comments. We have a good relationship with employees here, and this added to it. The new lighting is good for everyone.” The old fluorescent T-12 system provided 37 foot candles of light, while the new T-8 fluorescent system delivers 54 foot candles. That’s nearly 46 per cent brighter in most areas.

The CO₂ reduction story in trees and cars

To really bring home the environmental benefits of this project, Tyco’s contractor noted that the net effect of this project reduces CO₂ emissions from electricity generation by 137.48 tons. That is the equivalent of planting 30 full size trees or taking 30 cars off the road in one year.

More energy saving programs on the way – *peaksaver*® is next

Tyco is now looking for further opportunities to save. Next to be

implemented is *peaksaver*® on the 20 roof-top air conditioners. Says Yirenkyi, “While we appreciate the credit we’ll get on our bill, *peaksaver* is more about being a good corporate citizen and helping the environment.”

Toronto Hydro Incentive Programs

Toronto Hydro offers **saveONenergy** programs that provide financial incentives and technical assistance to help improve your energy efficiency. With programs available for commercial, institutional, multi-residential and industrial buildings, conservation can be an attractive investment opportunity with excellent returns. Discover your best energy-saving opportunities by starting with an energy audit and then apply for the appropriate incentive programs for further funding.

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