

ELS CASE STUDY

RICHLAND PLACE

QUICK FACTS

- **Project Name:** Richland Place LED Retrofit
- **Location:** Elmington Ave, Nashville, Tennessee
- **Gross Square Footage:** ~405,000



PROJECT DESCRIPTION

Richland Place is a luxury independent retirement living center with 137 apartments and approximately 165 residents. The Health Center at Richland Place opened in 1992 and offers Skilled Nursing Care, Rehab, Intermediate Care, and General Inpatient Hospice Care. It is licensed as a Skilled and Long Term Care Nursing Facility with 107 licensed beds. Both facilities are not-for-profit organizations managed by National Healthcare Corporation (NHC) out of Murfreesboro, Tennessee.

Richland Place contracted with Energy Lighting Services in 2013 to assess their energy consumption as related to their lighting systems and make recommendations to reduce their overall lighting energy costs. An LED retrofit was recommended for all of their common areas and public spaces. The project yielded an annual savings of nearly \$50,000.

ENVIRONMENTAL IMPACT

This energy efficiency project created a very favorable environmental impact. Not only did they save \$47,877 per year, they reduced their carbon footprint as well. The comparable metrics are as follows:



3,386 tree seedlings grown for 10 years



28 passenger vehicles driven for 1 year



131 tons of carbon dioxide gas

KEY PROJECT RESULTS					
Total Cost w/o Incentives	Financial Incentives	Net Cost of Project	Projected Annual Savings	Simple Payback Period	Return on Investment
\$148,348	\$52,471	\$95,877	\$47,383	24 months	67%
Annual Energy Use			Annual Energy Reduction		
Before Project: 282,986 kWh After Project: 97,053 kWh			66%		