

## OFFICE INTERIOR / PARKING GARGAGE RMR GROUP, PROPERTY OWNERSHIP COMPANY

### DISTRIBUTOR

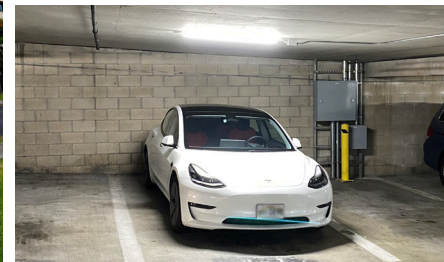
Light Bulb Source Hawaii/  
All Around Lighting

### MFG. REPRESENTATIVE

Riversound Energy Solutions

### CONSULTANT

Light Bulb Source Hawaii/  
All Around Lighting &  
Riversound Energy Solutions



### PRODUCTS USED

#### OFFICE INTERIOR

4,000 Troffer Transformer Kits



#### PARKING GARAGE

220 LBI-Linear Barkits



**SILVAIR** Low Energy Bluetooth  
Network Lighting Controls



RECOGNIZED BY THE BOSTON GLOBE AS A "TOP PLACE TO WORK", BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AS AN "ENERGY STAR PARTNER OF THE YEAR". RMR IS RANKED BY THE BUILDING OWNERS AND MANAGERS ASSOCIATION (BOMA) AS HAVING ONE OF THE HIGHEST NUMBER OF BOMA 360 DESIGNATED PROPERTIES IN ITS PORTFOLIO.

### OVERVIEW

RMR Group, a leading U.S. alternative asset management company, required a lighting retrofit for their nearly 400,000 sqft. office building in Honolulu, Hawaii, including a four-level parking garage. The project aimed to increase energy efficiency and reduce energy costs, which have risen from \$0.28 per KWH to \$0.37 per KWH over the last year. A non-disruptive installation process began and the project was completed within three weeks. The energy bill went from \$120,000/month to less than \$80,000/month.

### PROJECT DETAILS

**OFFICE INTERIOR** The existing 2x2 parabolic 9-cell fixtures, with three 17-watt T8 lamps (consuming around 51 watts) were replaced with 4,000 2x2 & 2x4 Troffer Transformer Volumetric Kits (dimmed down to about 7 watts per unit).

**PARKING GARAGE** The existing 2-lamp T8 4FT vapor tight fixtures (consuming 59 watts) were replaced with 220 4FT LBI-Linear Barkits (consuming only 25 watts each).

*'The lighting retrofit project showcases the tremendous potential of energy-efficient lighting solutions in reducing operational costs and promoting environmental sustainability.'*

## Light Efficient Design

## OFFICE INTERIOR / PARKING GARAGE RMR GROUP, PROPERTY OWNERSHIP COMPANY

### PRODUCTS USED

#### OFFICE INTERIOR

4,000 Troffer Transformer Kits



#### PARKING GARAGE

220 LBI-Linear Barkits



**SILVAIR** Low Energy Bluetooth  
Network Lighting Controls



### RESULTS

The comprehensive lighting retrofit has led to significant energy savings for RMR Group. They now save over \$40,000 per month in energy costs, a testament to the effectiveness of the new control solution provided by Silvair, and energy-efficient fixtures installed in the office building and parking garage. An additional benefit of the lighting retrofit at RMR Group's Hawaiian office building was the improvement in visibility and security within the building and parking garage. Thanks to Silvair's easy-to-use lighting control tools, the new energy-efficient fixtures can be fine-tuned to create optimal illumination levels throughout the property. This not only enhances the overall working environment but also contributes to increased safety and security for employees and visitors. By integrating smart lighting control systems, RMR Group has taken a step forward in creating a modern, energy-conscious, and secure office space for its occupants.

The lighting retrofit project at RMR Group's office building in Hawaii showcases the tremendous potential of energy-efficient lighting solutions in reducing operational costs and promoting environmental sustainability. This successful project serves as an example for other commercial real estate companies and building owners to consider implementing similar energy-saving strategies in their properties.

### SILVAIR

Silvair provides a complete wireless lighting control solution based on the global Bluetooth mesh standard. We can easily integrate it into a variety of products, flexibly choosing specific features in accordance with their customers' needs. In addition, Silvair provides dedicated tools for commissioning and managing Bluetooth mesh lighting networks in commercial spaces. Silvair Commissioning has been designed from the ground up to streamline and accelerate the commissioning process, so that it can be carried out without specialized training or lighting control engineering expertise. For more information, visit [www.silvair.com](http://www.silvair.com).

**Light Efficient Design**