

## Publix Center Shines



Real estate advisor and developer Hybridge had to deliver for the anchor tenant at one of its Florida shopping centers. The high-volume Publix grocery store in the Oviedo-based Alafaya Square Shopping Center needed improved lighting for the safety of its many after-dark customers. The solution, provided by Arkon Power, was high-powered, sunlight-like LED fixtures.

“The brightness from the existing metal halides just wasn’t adequate,” Arkon Technical Manager Graham Brown said. “The safety benefit of LED lighting, for Publix, is immeasurable. And the end result looks fantastic.”

Working closely with Hybridge Director of Asset Management Chris Dowd, Brown and his team were able to drill down on Alafaya’s requirements and deliver a solution that would pay for itself in just over two years while providing significantly more light than the shopping center previously enjoyed. Arkon replaced Alafaya’s 63 1,000-watt metal halide fixtures with 68 320-watt LED streetlights. Even with the addition of five lights, Hybridge expects to see its power bills reduced by nearly 70% for the property, in addition to significant savings on maintenance costs.

Arkon developed custom bracketing to optimize the position of each of the 68 new fixtures, increasing efficiency and eliminating light pollution. The LED provider was able to save Hybridge on up-front costs by using Alafaya Square’s existing light poles.

“It’s really quite a large area to light,” Brown said. “We enjoyed the challenge of dialing in the photometrics throughout the parking lot and near the retail areas.”



## Current Lighting

Fixture	Quantity	Watts Each	Total Kw	Annual Hours	Total kWh	Cost kWh	Year 1
Metal Halide Shoebox	63	1080	68.04	4380	298015	\$0.105	\$31,291.60
Total Yearly Operating Cost							\$31,291.60
Average Monthly Operating Cost							\$2,607.63
					Current Total kWh/year	<b>298015</b>	
					Average Monthly kWh	<b>24835</b>	

## Proposed Lighting

Fixture	Quantity	Watts Each	Total Kw	Annual Hours	Total kWh	Cost kWh	Year 1
LED Street Light	68	320	21.76	4380	95309	\$0.105	\$10,007.42
Total Yearly Operating Cost-LED							\$10,007.42
Average Monthly Operating Cost-LED							\$833.95
<b>Total Yearly Operational Savings</b>							<b>\$21,284.17</b>
<b>Average Monthly Operational Savings</b>							<b>\$1,773.68</b>
					Proposed Total kWh/year	<b>95309</b>	
					Average Monthly kWh	<b>7942</b>	
					<b>kW Reduction</b>	<b>46.28</b>	