



# St. Joseph's Villa

## Energy Savings Champion Case study

PROJECT RETROFIT | Lighting Retrofit and Controls

SAVINGS | \$23,783 per year

FINANCIAL INCENTIVE | \$28,987

“As a non-profit organization, we continuously strive to reduce operational maintenance costs while ensuring total comfort for our residents”

Jerry Vajsar  
Manager of  
Maintenance and  
Engineering

St. Joseph's Villa is recognized as one of Ontario's largest and most innovative long term care homes with 431 beds. The Villa is a non-profit charitable organization owned by the St. Joseph's Health System and continuing in the legacy of the Sisters of St. Joseph serving the poor and marginalized. Today the Villa continuously improves the resident experience for many seniors with enhanced comfort, improved care and quality of life.

In 2013 the Villa implemented lighting retrofit projects to improve visual comfort, visibility and surface uniformity for residents. The retrofit also helped St. Joseph's Villa reduce their electricity costs by more than \$23,783 annually.

“As a non-profit organization, we continuously strive to reduce operational maintenance costs while ensuring total comfort for our residents”; says Jerry Vajsar, Manager of Maintenance and Engineering. “We are very pleased with the energy savings results. The retrofits in common areas are expected to reduce energy consumption by up to 80%.”

The retrofit comprised the installation of 385 Occupancy Controls (PHASE I) and 1400 LED down light retrofits (PHASE II) eliminating compact fluorescent lamps and ballasts which were a maintenance concern. The life expectancy from the new LEDs is 5 times longer than existing technology with costs paid for by energy savings.

Future plans will focus on replacing 2x2 layins high wattage biax and U shaped lamps, using 2x2 pan LED modules. Installing heating water pump Variable Frequency Drives on their hot water heating system is also planned for implementation this year.

By the end of the next phase of retrofits, we will have received in excess of \$28,967, from the Ontario Power Authority, in energy efficiency incentives” by working closely with Horizon Utilities Energy Savings Experts”, said Vajsar.

Horizon Utilities welcomes St. Joseph's Villa as an Energy Savings Champion, leading in making a difference in energy conservation in communities they serve.

PROJECT STATS	PROJECT RESULTS	ANNUAL SAVINGS	PROJECT COST	INCENTIVE
Lighting Retrofit and Controls	77.56 kW 201,176 kWh	\$28,763	\$65,502	\$28,987