

Concord Municipal Light Plant

High Efficiency Lighting Upgrade Success Story

New in 2015!
Higher rebates
now average
30-40% of
upfront costs.



Monument Square Realty
30 Monument Square, Concord

Property Manager: Chip Orcutt

Building: 15 tenants, mainly office suites
Square footage: 73,000

Project: High efficiency lights installed to replace 20-year-old standard 2'x2' and 2'x4' office ceiling fixtures throughout the building.

Investment and savings with previous rebates		With 2015 rebates
Cost of upgrade	\$96,381	\$96,381
Rebate from Concord Light	\$20,987	\$39,975
Net investment	\$75,394	\$56,406
Annual electricity savings	\$9,927	\$9,927
Return on investment	13.2 %, tax-free	17.6%, tax-free
Payback period	7.6 years	5.7 years

“The new light fixtures are more contemporary, and provide a whiter and brighter light. These improvements help attract new tenants, and lower electricity costs help retain tenants.”

Chip Orcutt



Concord Light's Jan Aceti and Chip Orcutt of Monument Square Realty

Turnkey option makes it easy

This flexible program offers a turnkey installation option if desired, delivered by Concord Light's recommended vendors. For more details or answers to your questions call Jan Aceti at 978-318-3151, email jaceti@concordma.gov or visit concordma.gov/cmlp.