

BentallGreenOak

Sun Life Centre | 99 Bank Street & 50 O'Connor Street



“In 2024, Lightenco completed a full retrofit of Sun Life Centre (99 Bank & 50 O'Connor) in Ottawa for BentallGreenOak. Covering 1,000,000 sqft, this project included entering spaces for over 70 tenants including many requiring escorts and security measures, installing over 20,000 LED lights and fixtures in the buildings, and procuring nearly \$500K worth of incentives for the project on our behalf. The service pre, during and post-project is top-notch and the project was executed on time and on budget. I would not hesitate to recommend Lightenco for other commercial retrofits.” – Vicki Lemieux, Property Manager, BentallGreenOak

In a significant step toward sustainability, BentallGreenOak embarked on a comprehensive lighting retrofit at the Sun Life Centre in Ottawa. Driven by their commitment to achieving Net Zero by 2050, BGO recognized the need for innovative lighting solutions to reduce energy costs and minimize their carbon footprint. Collaborating with Lightenco, BGO sought to address the urgent challenges posed by the upcoming ban on fluorescent lighting and rising energy concerns. This partnership was crucial in advancing BGO's sustainability goals while ensuring the long-term efficiency of the facility.

Scope of Work and Challenges

The project presented several logistical challenges:

- Security Protocols: The team required building security escorts for access to 95% of the spaces, with additional measures like “Commissionaires” for government-occupied areas, which comprised 40% of the building.
- Scheduling: Detailed schedules were prepared and submitted a month in advance for secure areas.
- Work Hours: Most work was conducted overnight (5:00 PM to 3:00 AM) to minimize disruption.
- Automation Coordination: Close collaboration with the building's automation engineer was essential to bypass systems that would automatically turn off lights after hours.

End Results and Success

Lightenco, known for its comprehensive, turnkey lighting solutions, was chosen to lead the retrofit, guiding BGO toward their sustainability goals with an incentive of around \$450,000. From July 2023 to February 2024, Lightenco replaced over 20,000 lamps across the 950,000-square-foot, class-A office complex with energy-efficient LEDs, ensuring the proper recycling of all old lamps in alignment with SLFC's commitment to sustainability. The project achieved impressive outcomes, including a significant reduction in carbon emissions by approximately 64 tonnes (64,000 kg) annually and substantial energy savings of \$250,000 per year, with a payback period of less than two years. Additionally, Lightenco's dedication to sustainability was further demonstrated by the proper recycling of 754 kg of PCB ballasts, resulting in a notable increase in energy efficiency and a reduction of about 1,800,000 kWh in annual energy consumption.

