



WINDSOR SENIOR LIVING

Dallas, Texas

LIGHTING CASE STUDY

LED Retrofit



CHALLENGE

Windsor Senior Living, a fifteen-story residential community in Dallas, needed a lighting upgrade that would deliver rapid financial returns without compromising resident comfort or safety. With full occupancy and a focus on maintaining a secure and welcoming environment, the project demanded careful planning and execution. FSG was selected to lead the retrofit, thanks to their proven expertise in delivering efficient, low-impact lighting solutions in sensitive environments.

SOLUTION

To meet the challenge, FSG designed and implemented a custom LED retrofit program, replacing 2,000 outdated fixtures throughout the facility. The installation was executed with precision by FSG Electric, ensuring minimal disruption to day-to-day life for residents and staff. The project also included the installation of electrical monitoring equipment to uncover future opportunities for increased efficiency. FSG's proactive approach helped maximize available utility rebates while maintaining strict safety protocols.

RESULT

The results speak for themselves: Windsor Senior Living now enjoys a \$30,000 annual savings and a reduction of 490,000 kWh in energy use each year. Beyond the numbers, the project represents a strategic step forward in sustainability for Watermark Communities and a brighter, more efficient living environment for its residents.

Owner

Watermark Communities

Contract Type

Lighting

Contract Amount

\$150,000.00

Electrical Contractor

FSG Electric

Cost Savings

\$30,000.00

Number of Fixtures

Replaced

2,000

Annual kWh Reduction

490,000

