



**One-Stop Efficiency Shop®**  
**Building Energy Efficiency Program**

**Lighting System Analysis**  
Cost Saving Recommendations

**Customer Report**

February 24, 2026

Property Address:

**City of Columbia Heights-2105-Phase 3vLightSwitch**  
2105 37th Ave NE  
Columbia Heights, MN 55421

Prepared for:

**Eric Hanson**  
City of Columbia Heights-Phase 2-Troffers-v2  
4950 CENTRAL AVE NE  
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Prepared by Lighting Specialist:

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Center for Energy and Environment  
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Minneapolis, MN 55401

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**One-Stop Efficiency Shop®**  
**Summary of Recommended Lighting Upgrades**

One-Stop Auditor: Mark Rader, Cell Ph. (612) 518-3245

Lighting Upgrades		Estimated Costs	Estimated Annual Savings	Payback
Total Installed Cost	<i>Before rebate</i>	\$5,189.60		
<b>Utility Rebate*</b>		<b>\$1,628.05</b>		
Your Final Cost	<i>After rebate</i>	\$3,561.55	\$1,858.14 (a)	1.9 years

⇒ Rebate equals 31% of installed cost

*\*Job must be completed and invoices submitted within 90 days or by 3/31/2026, whichever comes first. One-Stop reserves the right to withdraw this rebate offer after expiration. You may request an extension, which includes re-verification of eligibility, kW/kWh savings, installation costs, estimated rebate, and program rules by One-Stop.*

<b>CEE Financing Option</b>			
Estimated monthly savings		\$154.85(a)	
Monthly loan payments at 5.75% for 24 month term		\$159.23(b)	2.1 years

(b) Estimate based on a loan amount of \$3,561.55. Closing costs apply and may be added to the loan amount. The loan term has a maximum of 5 years, with monthly payments not less than the estimated monthly savings. Estimate assumes borrower agrees to repayment through direct deposit. For rates associated with alternate payment options or longer terms, please contact the One-Stop lighting consultant assigned to your project. Final terms and conditions set by lender upon loan approval.

Utility Cost Analysis	Demand (KW)	Energy (KWh)	Annual Cost	CO2 (lbs)*
Existing Lights	6.356	27,839	\$2,383.04	43,429
New Lights	1.400	6,132	\$524.90	9,566
Estimated Savings	4.956	21,707	<b>\$1,858.14(a)◀</b>	33,863*

\* How do CO2 emissions affect me and my business? ¶ Rising concentrations of greenhouse gasses (GHG) produce an increase in the average surface temperature of the Earth over time. Rising temperatures produce changes in precipitation patterns, storm severity, and sea level commonly referred to as "climate change." ¶ Carbon dioxide (CO2), methane, nitrous oxide and four groups of fluorinated gases (sulfur hexafluoride, HFCs, PFCs and CFCs) are the major GHG. In the U.S., GHG emissions come primarily from the combustion of fossil fuels in energy use. CO2 emissions from coal-fired electricity generation comprise nearly 80 percent of the total CO2 emissions produced by the generation of electricity in the U.S. ¶ Installing energy-efficient lighting and implementing other conservation measures that reduce electric energy use significantly reduces GHG emissions and mitigates global climate change. Read more at: [www.eia.doe.gov](http://www.eia.doe.gov) or [www.epa.gov](http://www.epa.gov)

(a) Savings estimates are based on standard engineering calculations and are NOT guaranteed. Your actual savings may be higher or lower depending on various factors, including how you operate your lights and other electric equipment in your building. Electric Utility Rates = \$0.0856/KWh and \$14.50/KW, where Demand cost savings occurs primarily during the summer months peak rate hours of 9am to 9pm.

<b>City of Columbia Heights-2105-Phase 3vLightSwitch</b>	
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**One-Stop Efficiency Shop®**  
**Recommended Lighting Projects**

Recommended Lighting System Upgrades			Schedule Name & Hours/year of Operation	Installed Cost (Without Rebate)	Estimated Annual Savings	Select
<b>Area A: Exterior Area Lights &amp; Wall Mounts</b>						
<b>Project #1</b>			Exterior 4,380 hrs/yr (Night-Only)	\$5,189.60	\$1,858.14	<input checked="" type="checkbox"/>
<b>Qty</b>	<b>Watts</b>	<b>EXISTING Luminaire</b>	<b>Qty</b>	<b>Watts</b>	<b>NEW Luminaire</b>	
14	454	MH 400W STD1 1L	14	100	LED Area Light 100W DLC	
<b>Totals</b>				<b>\$5,189.60</b>	<b>\$1,858.14</b>	

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# ONE-STOP EFFICIENCY SHOP® PROGRAM RULES AND REQUIREMENTS

The One-Stop Efficiency Shop® lighting efficiency program (One-Stop Efficiency Shop®), administered by Center for Energy and Environment ("CEE") and funded through Xcel Energy, offers cash rebates to eligible small business customers ("Participant") who purchase and install qualifying energy-efficient lighting products in existing buildings.

The intent of the One-Stop Efficiency Shop® operating as a Minnesota Conservation Improvement Program (CIP), is to incentivize Xcel Energy's customers to install energy efficient equipment earlier than they would have otherwise by defraying a portion of the cost of the retrofit. To ensure that the program operates as intended, the Participant must have a financial stake in the transaction and the Participant's Project Cost must be greater than zero to receive a One-Stop Efficiency Shop® rebate.

## Participant Qualifications

One-Stop Efficiency Shop® rebates apply only to qualified Xcel Energy customers with a valid commercial electric account in Xcel Energy's Minnesota service territory that meet One-Stop Efficiency Shop® eligibility requirements. The Vendor or Participant must verify with a CEE consultant that an Xcel Energy account is eligible for One-Stop Efficiency Shop® rebates before committing to, purchasing equipment for or implementing a project. To determine if a business qualifies for the One-Stop Efficiency Shop® please contact CEE at (612) 244-2427.

## Eligibility Requirements

1. Rebate items must be installed at the Xcel Energy electric account listed on the application.
2. All equipment must be new. Used or rebuilt equipment is not eligible for a rebate.
3. All removed lighting equipment (lamps, ballasts and fixtures) must be properly recycled, and cannot be sold or reused at another location. Documentation may be required to ensure compliance with proper disposal of equipment.
4. Energy-efficient equipment must result in an electric load reduction.
5. Xcel Energy and CEE recommend Illuminating Engineering Society (IES) light levels. Participant is responsible for approval of final light levels.
6. Rebates are offered for interior lighting, exterior canopy lighting, soffit fixtures, wall pack fixtures, parking garage and parking lot lighting. Rebates will not be issued for street lighting. Most screw-in compact fluorescent lamps (CFLs) are not eligible for rebates.
7. Lamps or other equipment that have already been rebated through any other Xcel Energy rebate programs are ineligible for a rebate under the One-Stop Efficiency Shop®. This includes upstream programs that provide incentives to manufacturers, distributors and retailers to sell products at a discounted price.
8. CEE reserves the right to disallow a rebate if it determines, in its sole judgment, that the lighting technology is inappropriately applied or light levels are inadequate. Contact your CEE consultant to determine qualification of custom or specialty lighting projects.
9. Equipment must be purchased, properly installed and fully operating prior to submitting an application for a rebate.

## Vendor Responsibilities

10. The "Vendor" is any person or company that is consulting on the project, selling the project to the participant, completing the work and/or supplying the materials. Vendor is an independent contractor and not an agent or representative of Xcel Energy or CEE, has no authority to bind Xcel Energy or CEE, and is solely responsible for sub-contractors the Vendor hires to do some or all of the work and/or supply materials.
11. The Vendor must clearly communicate to the Participant the purpose and requirements of the One-Stop Efficiency Shop®, including eligibility requirements for lighting rebates. The Vendor must involve the CEE consultant in communications with the Participant, and must keep the CEE consultant fully informed regarding all details of the transaction.

12. Vendors are responsible for reviewing, signing and returning the Contractor Report to CEE before materials are ordered. By signing the Contractor Report, the Vendor represents and warrants that the transaction complies with these Rules and Requirements and that the project specifications in the Contractor Report are accurate, acceptable and will be installed as specified.

13. Any inaccuracies concerning project specifications must be reported immediately to a CEE consultant so they can be addressed, the rebate recalculated if necessary and a revised report issued to the Vendor and the Participant.

14. Vendor must contact a CEE consultant whenever there are changes to the project so that equipment eligibility can be confirmed and the rebate value can be re-calculated if necessary.

15. CEE will not be responsible for changes in the rebate value if the Vendor does not sign and return the Contractor Report, and report: inaccuracies in the Contractor Report; changes in the equipment to be installed; or changes in the project during construction.

## Rebate Calculations

16. Rebate values are based on CEE's calculation of electric demand (KW) and energy (kWh) savings. Hours used for calculation of the kWh savings must be an accurate representation of the Participant's operating schedule.

17. Electric demand and energy savings are calculated using lighting efficiency baselines established by the Energy Independence and Security Act (EISA). EISA standards apply to most T12 and incandescent lighting technologies today, and will apply to other technologies as efficiency requirements continue to be phased in.

18. If an Xcel Energy lighting rebate was previously assigned to this account and the rebated lighting was subsequently converted to a less efficient lighting system, a One-Stop consultant must review the situation to determine the correct baseline energy use for calculating the rebate.

19. Rebates are based on the energy use of the equipment actually installed at the site and the Participant's Project Cost. Rebates will be recalculated if the final equipment and Participant's Project Cost is different than originally approved by CEE.

20. Rebates cannot exceed 60 percent of the Participant's Project Cost, unless otherwise specified by the One-Stop Efficiency Shop®. The minimum rebate paid is \$5.00.

21. "Participant's Project Cost" means the Participant's financial obligation for the lighting retrofit based on the total project cost less any and all Deductions, regardless of when these Deductions are received.

# ONE-STOP EFFICIENCY SHOP® PROGRAM RULES AND REQUIREMENTS

22. "Deductions" means anything of value received by the Participant that reduces the Participant's actual out-of-pocket cost for the lighting retrofit including, but not limited to: labor or material donations; monetary donations; labor or material cost deductions; grants; awards, rebates; or any other assistance of monetary value provided, directly or indirectly, by the Vendor, its agents or representatives to reduce the Participant's actual financial obligation for the lighting project.

23. The following types of financial transactions are not allowed as methods of payment by the Participant for the lighting project: barter, in-kind donations and performance contracting.

24. All Deductions must be separately itemized on the final invoice submitted to CEE. The Participant's Project Cost must be greater than zero to receive a One-Stop Efficiency Shop® rebate.

## Invoice

25. The Vendor must submit an accurate, complete and transparent final invoice for the completed lighting retrofit. All parties involved in the project, including the Participant and CEE, must have a clear understanding of the scope of work and associated project costs, including any Deductions that have been applied.

26. Invoice(s) submitted must include: (1) itemized quantity, manufacturer's make and model numbers for each material item, (2) a lump sum amount for both material and labor, and (3) grand total project cost. In some cases, original equipment manufacturer (OEM) specification sheets may be requested for verification or clarification.

27. The Vendor must provide the Participant an invoice that reflects the same financial information that is submitted to CEE, including any Deductions that have been applied.

## Verification

28. CEE reserves the right to inspect Participant's facility(ies) for installation of materials listed on this rebate application and will need access to survey the installed project. Participant must keep a sample of any and all types of equipment removed for a period of three (3) months after receiving a rebate from Xcel Energy. If the inspection determines that Participant did not comply with these Rules and Requirements, any rebate received by Participant must be promptly returned to Xcel Energy.

29. Vendor agrees to promptly provide CEE with such additional documentation and information as may be necessary to verify compliance with these Rules and Requirements, such as copies of cancelled checks or other relevant receipts/records as proof that the Participant paid the amount reflected on the invoice. Rebates for that project will not be paid until all requested documentation and information is provided and verified.

## Rebate Application and Payment

30. One-Stop Efficiency Shop® rules and rebate eligibility requirements are subject to change. It is the Participant's and Vendor's responsibility to verify with CEE that estimated rebates are still valid before committing to, purchasing equipment for or implementing a project. CEE will not pay a rebate for projects where the invoice is submitted more than 24 months after the start of the project.

31. Xcel Energy and CEE are not responsible for any lost, late, stolen, ineligible, illegible, misdirected or postage-due mail. All completed rebate applications and other submissions in connection with the One-Stop Efficiency Shop® become the property of Xcel Energy and CEE and will not be returned.

32. In cases of deferred payment, CEE reserves the right to process the rebate only when full payment is received by the Vendor from the Participant. All financed and alternate payment plans must be documented with detailed, legally obligating and signed contracts. CEE reserves the right to disallow any payment plan that its staff determines is not in compliance with the program design intent and rules.

33. Rebates will not be disbursed until the project is fully installed and verified.

34. The rebate check will be sent to the Participant (i.e., Xcel Energy account holder) listed on the rebate application, unless otherwise authorized by CEE.

Xcel Energy will issue rebates in the form of checks, not utility bill credits.

35. Once completed paperwork is submitted and approved, rebate payments are usually made in 6 to 8 weeks.

## Special Notices

36. Xcel Energy and CEE reserve the right to refuse payment or participation in the One-Stop Efficiency Shop® if the Participant or Vendor violates program design intent, rules and procedures. Xcel Energy and CEE are not liable for rebates promised to Participants as a result of a Vendor misrepresenting the program.

37. The One-Stop Efficiency Shop® is subject to 60 days notice of cancellation. The Participant and Vendor are responsible for checking with a CEE consultant to determine whether the program is still in effect and to verify program requirements.

**38. CEE RESERVES THE RIGHT TO DISQUALIFY NON-COMPLIANT VENDORS FROM PARTICIPATION IN THE ONE-STOP EFFICIENCY SHOP®.**

## Disclaimers

Xcel Energy and CEE:

39. Do not endorse any particular vendor, manufacturer, product or system design by offering these rebates;

40. Will not be responsible for any tax liability imposed on the Participant as a result of the payment of rebates;

41. EXPRESSLY DISCLAIM ALL WARRANTIES, EXPRESSED OR IMPLIED, AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE WITH RESPECT TO ANY PRODUCTS, EQUIPMENT, MATERIAL OR WORKMANSHIP PROVIDED, SUPPLIED OR INSTALLED IN CONNECTION WITH THE ONE-STOP EFFICIENCY SHOP®. Warranties, if any, are between Participant and equipment manufacturer(s) and/or Vendors.

42. Are not responsible for the disposal of removed lighting equipment (lamps, ballasts and/or fixtures) replaced as a result of this program, when required for optimum lighting performance;

43. In no event shall be liable for any indirect, special, incidental, consequential or punitive damages arising out of or relating to administering the One-Stop Efficiency Shop®

44. Do not guarantee that a specific level of energy or cost savings will result from the implementation of energy conservation measures or the use of products funded under this program.

For more information, contact CEE at  
Phone: (612) 244-2427 Fax: (612) 335-5888.  
Mail To: Center for Energy and Environment  
212 3rd Avenue North, Suite 560  
Minneapolis, MN 55401



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