3M Science. Applied to Life.™

Achieve improved energy efficiency and aesthetics.

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— Stan Malone, Real Estate Portfolio Manager PMB Real Estate Services, LLC

3M™ Sun Control Window Film Night Vision™ Series

St. Joseph Medical Tower — Orange, California

▸ **Project Scope**

When the management company of a Southern California medical office building wanted to reduce energy costs and improve aesthetics, its prior experience with 3M™ Window Film and dealers led to an easy decision.

Before

Situation

"We investigated other options in the past, but found that installing the proper window film allows us to add energy efficiency to a building in a cost-effective way," said Stan Malone, Real Estate Portfolio Manager for PMB Real Estate Services, LLC (PMB), which manages the seven-story St. Joseph Medical Tower in Orange, California. "We also know that 3M offers a high-quality window film product, great service and an excellent warranty."

The nearly 130,000-square-foot building was built in 2008 with a strong energy management system, but building owner Lillibridge Healthcare Services, a wholly owned subsidiary of Ventas Inc., wanted to maximize energy cost savings. Having previously worked with Brad Campbell of Campbell Window Film, an authorized 3M™ Window Film dealer in Huntington Beach, California, PMB pitched the window film idea to Lillibridge and received quick buy-in for the project.

Solution

Three different window films were tested, the decision was made to install 3M™ Sun Control Window Film Night Vision™ 15. According to Campbell, these darker-shaded films are designed to reject solar heat while providing significant glare relief. Night Vision Window Film allows 15 to 35 percent of natural light in during the day. And, thanks to low interior reflectivity, tenants can still enjoy exterior views in the evening without the mirror effect. Plus, the film imparts a uniform look to the exterior of the building, masking tenant clutter.

"We decided to go with Night Vision 15 window film because it provided us with a good balance of improved energy efficiency, aesthetics and enhanced privacy — an important consideration, given the number of outward-facing exam rooms in the medical building," said Malone. "We learned that the heat rejection properties of the Night Vision 15 Window Film would allow us to realize significant cost savings, so it made good financial sense to move ahead."

Result

Working after normal business hours, Campbell Window Film began installation of the film on more than 750 windows in mid-June of 2012. By July 1, the project was completed, and immediately began showing improvements in energy efficiency and costs.

"We were pleased with the quality of the installation and the professionalism of Campbell Window Film," said Malone. "The project came in on time and on budget. We've been involved in a number of big projects in Southern California, where year-round sunshine and high temperatures put a big burden on commercial building cooling systems. We believe 3M Window Film will continue to be an important energy- and cost-saving solution for us, and it supports our company's commitment to environmentally 'green' policies and procedures."

According to Campbell, the proposed project resulted in attractive rebates from Southern California Edison (the local utility), providing a payback within 1-1/2 years.

Case Study Summary

Challenge: Seven-story medical building, with more than 750 dual-pane, argon-filled glass windows

Product Selection: 3M™ Sun Control Window Film Night Vision™ 15

Benefits: Improved energy efficiency, aesthetics and enhanced privacy

Energy Savings: $20,718 projected annual energy savings

To learn more, contact your local
3M Authorized Installer.
Glazing Films Ltd (03) 473 9221

3M
Renewable Energy Division
3M Center, Building 235-2S-27
St. Paul, MN 55144-1000
3M.com/windowfilm