

# High-End Corporate Business Park

## Electrical & Lighting

**To modernize its curb appeal, reduce utility costs, and improve energy efficiency, this Class A office campus looked to trusted lighting expert ABM to help them upgrade to, and reap the benefits of, motion-sensing LED technology.**

This one million square foot corporate campus sits on 80 acres in California's San Fernando Valley and offers a host of quality work lifestyle amenities for tenants and guests. Its multiple buildings have earned ENERGY STAR and LEED Silver certification, promoting a healthy, eco-friendly office environment.

### CHALLENGE

The exterior lighting of this high-end business park no longer matched its vibrant and modern profile. Outdated and obsolete, the lighting was expensive to maintain, wasn't energy efficient, and contributed to high utility bills. Also, the poor quality of light was affecting security.

The property management company wanted to remedy the situation with a lighting upgrade — not only to reduce the high costs and waste, but to enhance the facility's image and improve safety as well. However, with so much new technology and information available, they were overwhelmed with options and information.

They looked to trusted partner ABM, who has been performing the exterior lighting and electrical maintenance for the property for years. As a product-neutral expert in energy-saving lighting retrofits, ABM was able to help the company establish requirements, navigate the sea of information, and ultimately determine the ideal solution for the facility.



### SOLUTION

To meet the lighting goals, the company fitted nearly 250 poles with modern LED fixtures. Now the parking area has high-quality, high-efficiency lighting that is much more energy efficient, cost-effective, and reliable.

The company also installed integrated motion sensors that dim the lights by 50 percent when not in use. This reduces energy output even more, without sacrificing safety and security.

To help offset the cost of the lighting upgrade, the property management company received a \$24,000 energy rebate from the local department of water and power. ABM handled all the paperwork and worked directly with the utility to make sure the company received the maximum incentive with minimal effort.

### BENEFITS

ABM's expert guidance mitigated the risks and helped the company complete a successful lighting upgrade that enhanced the property's image. Other benefits include:

- Saved more than \$60,000 a year in energy & electrical costs
- Reduced energy use by 60% annually
- Decreased lighting maintenance costs & spend by \$12,000 a year
- Received utility rebate of \$24,000
- Increased lighting quality & enhanced security camera detail -- improving security

877.546.2463  
ABM.com/Lighting