

# Northridge Cooperative Section 2 Apartment Complex

## Electrical & Lighting

Unhappy with high utility bills, owners of this desirable coop hired ABM to retrofit their obsolete lighting. Read how they saved \$64,000 annually, reduced energy use by 60%, and received a \$35,000 rebate.

Privately-owned and self-managed, Northridge Cooperative Section 2 is a desirable apartment complex in historic Jackson Heights, Queens, NY. Built in the 1950s, the complex includes six buildings, 396 units, two parking garages, and many other amenities.

### CHALLENGE

While traditional is what many residents are looking for in a Jackson Heights Coop, the original 1950s lighting technology at this popular complex was obsolete and costing owners a bundle in high utility and maintenance bills. It was also inefficient, resulting in poor lighting quality and wasted energy.

To help modernize the complex and save money, the owners decided to upgrade the lighting in all the common areas. They chose ABM because we are a well-known, nationally-branded company with years of experience and proven expertise in lighting and energy solutions.

### SOLUTION

ABM replaced or retrofitted approximately 1,000 old T12 fluorescent, HID, and incandescent bulbs and fixtures at Northridge Cooperative Section 2. This included hallways, community rooms, gyms, laundry rooms, parking garages, offices, storage rooms, and mechanical equipment rooms.



“We are thrilled with the results of our lighting upgrade with ABM,” said Building Owner Nick Biasi. “Their expertise helped us get a rebate from Con Ed, the complex is lighter and brighter, and residents feel safer. And -- because of how much we are saving -- we actually look forward to receiving our utility bills now!”

Now these common areas have the highest-efficiency, most cost-effective LED lighting technology and fixtures available. ABM was also able to help Northridge Cooperative Section 2 take advantage of Con Edison’s multifamily lighting program, which provided them with a \$35,000 rebate. This helped offset the cost of the project by 25 percent.

### BENEFITS

Besides lowering the utility bill, the new lighting is much more energy efficient and is easier and less expensive to maintain. The ROI for the project is just under two years.

Benefits of the lighting upgrade include:

- Reduced utility costs by more than \$64,000 annually
- Reduced energy use by roughly 60%
- Decreased lighting maintenance costs and spend
- Increased equipment lifecycle
- Enhanced lighting quality and complex security
- \$35,000 rebate from Con Edison

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