

Commercial New York High Rise

Electrical & Lighting

When this high-end high-rise started experiencing frequent lighting outages and sky-rocketing utility bills, they turned to ABM to help them modernize and improve common area lighting, decrease lighting maintenance spend, and save more than \$100,000 in energy costs.

This privately-owned, high-end commercial building is located in the heart of midtown. Its 49 floors and 700,000 square feet house more than 18 vital companies who occupy multiple floors.

CHALLENGE

Built in the early 1980s, the building's original fluorescent lighting fixtures were causing some costly issues. Frequent outages were disruptive to tenants, compromised security, and increased maintenance costs. And, in an age of high utility rates and focus on conservation, the outdated and inefficient lighting technology resulted in huge utility bills and wasted energy.

To permanently fix the increasingly costly situation, the building owner determined it was time for a lighting upgrade. Learning that its long-time janitorial partner was also a leading provider of electrical and lighting solutions, they turned to ABM for help. As a product-neutral expert in energy-saving lighting retrofits, ABM has saved many clients millions in energy and utility costs over the years.



SOLUTION

After performing an extensive audit, ABM found the best solution for this building was to replace 1,800 old fixtures in the common areas. Now all the elevators, bathrooms, mechanical rooms, lower level lobbies, corporate offices, and the parking garage have new high-efficiency, cost-effective LED lighting fixtures and technology.

The modern lighting is better quality and more reliable, which makes it easier and less expensive to maintain. Best of all — it is much more energy efficient.

As a market partner of Con Edison, ABM was also able to help the building owner apply for and receive an \$80,000 rebate to help pay for the project. ABM completed all the paperwork and walked them through the entire process with minimal effort or resources needed on their part.

BENEFITS

Key benefits of this lighting retrofit include:

- Saved more than \$100,000 a year in energy and electrical costs
- Qualified for \$80,000 rebate from Con Edison
- Reduced energy use by 79 kWh annually
- Decreased lighting maintenance costs and spend
- Increased lighting quality
- Improved building efficiency and productivity

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