



Montgomery Park Upgrade

A Case Study: Department of Environment Wins Big with Lighting Upgrade



When the 1920's era building at Montgomery Park in Baltimore, Maryland was recently overhauled and outfitted with the most modern and energy-efficient electrical systems and furnishings, it seemed only fitting that the first tenant to move in would be the Maryland Department of the Environment (MDE). Occupying roughly four floors and 250,000 square feet of the 8-floor, 1.3 million square foot facility, the MDE officially moved its 1,000 employees into their new surroundings in the summer and fall of 2002. The new setting represented a refreshing change from the MDE's previous space within a more standard, fluorescent-lit, drop-ceiling office building some five miles away.

"Our employees have been very excited to make the move," confirms MDE Director of Administrative Employee Services Administration Allan Jensen. "We went from a standard, fluorescent-lit office layout with little natural daylighting to a much lighter, brighter, and more open floor plan complete with modern office furniture and an updated work station layout at Montgomery Park. It's had a visible impact on employee morale and satisfaction."

Montgomery Park was the brainchild of property developer Himmelrich Associates Inc. led by Sam Himmelrich, Jr. The redesign of the property was focused on optimizing the vintage architectural elements of the 1925 former Montgomery Ward building and warehouse while at the same time modernizing the facility's electrical systems to maximize energy efficiency. To this end, energy system design revolved around utilization of the tremendous amount of natural daylighting afforded by the building's extensive Low-E glass windowing, which makes up over half of the building's façade. After investigating

ways in which to capitalize on the facility's wealth of natural daylight with numerous lighting professionals, Himmelrich opted for a daylight harvesting system using photocell technology. In this scenario, a sensor essentially sends a signal to the building's lights, telling them how much dimming to engage based on available daylight levels. The agreed-upon design resulted in the installation of Daylight Tracker Photocells by Unenoco and 2x4 4-light paracube and prismatic fixtures by Columbia Lighting/Hubbell in conjunction with over 2,000 proprietary-specified Philips Advance Mark 7® 0-10V 4-light dimming ballasts.

"Continuous dimming with daylight trackers was an effective and affordable approach at Montgomery Park," confirms Himmelrich. "The system works, it's straightforward and simple for end users to operate, and it minimizes energy use and maintenance requirements." In addition to its Mark 7 0-10V dimming ballasts, roughly 1,300 Philips Advance Centium® Low Profile electronic ballasts were used in interior areas of the building where photocells were not installed but where energy efficiency and lamp life remained key objectives. In the open areas where it is installed, it is estimated that Montgomery Park's daylight harvesting system is up to 20% more energy-efficient than standard upgrade designs.

Beyond the daylight harvesting system installed, Maryland Department of the Environment employees have continued to get used to their new, sustainable, energy-efficient surroundings, which have incorporated a range of other environmentally-friendly products, from a thermal cooling HVAC system to the recycled materials and fabrics that make up elements of their office furniture. "It's wonderful that we can both promote these positive types of energy-efficient

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practices as well as integrate them in our own facility," says Jensen of the MDE. In the meantime, Himmelrich Associates has moved ahead with plans for Montgomery Park as a whole, actively pursuing other tenants to fill remaining space as well as supporting construction of a new onsite gym for MDE employees.

A model of green design and energy-efficient lighting control, Montgomery Park stands as a testament to the optimal balance of nature and technology. Daylight sensors and lighting fixtures specified by Commercial Lighting Sales of Elkridge, MD; all lighting products supplied by Ideal Electric of Washington, D.C

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Project Overview

End User:	The Maryland Department of the Environment (MDE)
Project Site:	"Montgomery Park" commercial building (Baltimore, MD)
Project Scope:	Lighting upgrade involving daylight harvesting to maximize structural ambiance and optimize efficiency in 1920's-era building
Project Size:	250,000 square feet
Project Timetable:	Completed in 2002
Product Supplier:	Supplying over 2,000 Philips Advance Mark 7® 0-10V 4-light electronic dimming ballasts and 1,300 Centium® Low Profile electronic ballasts
Estimated Annual Energy Savings:	Up to 20% more efficient than standard upgrade designs
Estimated Payback Period:	4-5 years



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Form No. CS-1170-R01 03/09

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