

# ENERGY USER NEWS

ENERGY MANAGEMENT FOR THE COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL MARKETS

## New Digs Brighten Days of State's Environmental Workers

**W**hen the 1920s era building at Montgomery Park in Baltimore, MD, 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 (ft<sup>2</sup>) of the 8-floor, 1.3 million sq ft<sup>2</sup> facility, the MDE officially moved its 1000 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, fluores-

cent-lit, drop-ceiling office building some 5 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. The agreed-upon design resulted in the installation of Daylight Tracker Photocells by Unenco and 2x4-ft four-light paracube and prismatic fixtures by Columbia Lighting/Hubbell in conjunction with over 2000 Mark VII dimming ballasts by Advance Transformer Company.

In addition, roughly 1300 Advance Centium electronic ballasts were used in interior areas of the building where photocells were not installed. 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.

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### Project Statistics: Montgomery Park

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	Illinois-based Advance Transformer Company, supplying over 2,000 Mark VII, 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