



Smart Lighting for Parking Garages

FOR ENERGY SAVINGS & INCREASED SAFETY

Energy bills are a significant drain on your parking revenue. And utility rates continue to rise. Fortunately, you're not powerless. The number one opportunity to slash power bills in a parking garage is the lighting system.

A simple lighting retrofit can substantially reduce energy consumption. Plus, it helps you enhance security and safety for your customers. Not bad for a technology that also pays for itself. Universal Lighting Technologies is here to help. We design low-cost, scalable solutions based on your unique lighting needs.



Energy Savings You Have to See to Believe

With energy expenditures on the rise, it is essential to be proactive when making energy-saving decisions for profitability and sustainability. A DCL® system with DEMANDflex™ ballasts can provide accelerated savings when compared to other technologies in the market.

Even if you already have T8 systems, your parking facility can still achieve remarkable energy savings and a quick payback when retrofitted with DEMANDflex® T8 ballasts, thanks to their unique “tuning” technology. Plus, attractive rebates that cut payback periods may be available from local utility companies and municipalities.

What’s tuning? Each DEMANDflex ballast is “tuned” to the perfect power level (ballast factor) during installation to ensure you’re not over-lighting the area and wasting energy. This process typically reduces power consumption by 15 percent or more.

	Baseline: for existing 150 W HPS	2L DCL with Time of Day Scheduling¹	2L HE T8 with Relays & Time of Day Scheduling	2L T8 DEMANDflex with 17% Tuning	2L HE T8
Watts (per kWh)	\$0.12				
Hours (per year)	8,760				
Watts (average)	188	43	49	48	55
Baseline (%)		85%	83%	74%	71%
Watts Saved per Fixture		145	139	140	133
Annual Savings per Fixture		85%	83%	74%	71%
Annual Savings for 275 Fixtures		\$46,286	\$45,331	\$40,431	\$38,444



¹ Add Daylight Harvesting for even greater savings.

* For a complete payback analysis on your unique scenerio, please consult your ULT representative.

The Floor Plan: Maximum Energy Savings



STAIRWELLS:

Bi-level Fluorescent Ballasts with HI-LO Control—Occupancy sensors automatically reduce power consumption when no one is present. Our technology maintains 30%–50% level at all times for security lighting.



OUTDOOR SIGNAGE:

Signa LED/Signa ESB—Universal has efficient solutions available for all outdoor signage.





TOP DECK & EXTERIOR LIGHTING:

LED or eHID Ballasts—Universal works to provide the same or better illumination than existing systems but at lower energy costs. Options include daylighting with “ON/OFF” control, photo sensors, and scheduling software. Improved illumination helps enhance safety and security.



COVERED PARKING FLOORS & DRIVING AISLES:

DCL with DEMANDflex Ballasts/Linear Fluorescent Ballasts—The most efficient and hassle-free energy management lighting system available today, including full compatibility with BAS systems without additional control wiring. Energy-saving options include occupancy sensors, time-of-day scheduling, and daylight harvesting.



INDOOR SIGNAGE:

Signa LED—Just like our outdoor lighting, Universal’s Signa® brand sign ballasts and LED line provide you with the same or better illumination at a lower monthly energy cost. Use LED for unidirectional and electronic fluorescent for bi-directional. Use timed “ON/OFF” for even more control.



Why Partner with Universal Lighting Technologies?

Recent trends in the parking industry are moving towards intelligent energy management systems. We understand. That's why we want to work with you.

Our comprehensive product line, expert sales professionals, and strategic partnerships allow us to customize a plan resulting in proven energy savings. We will work with you to design the ideal solution for your facility—improving your lighting environment while significantly reducing consumption of electricity.



Strength, Experience & Know-How

- Local inventory available across the United States
- Top-tier ballast manufacturer for over 60 years
- Lighting specialists to assist with *your* unique solution
- Experienced team working with large accounts
- Proven success in your space





Let Our Proven Success Work for You

Bank of America Plaza is one of the most prestigious office properties in downtown Los Angeles. Owned by Brookfield Properties, the facility includes a 1.8 million sq. ft. underground parking garage.

In 2009, Brookfield implemented a plan to save \$100,000 per year in energy costs by replacing the garage's T12 ballasts with 2,882 new DEMANDflex T8 ballasts. Each DEMANDflex ballast was "tuned" to 75-percent power during installation, which still provides over five foot-candles of illumination for ample light and safety inside the garage. The entire project has *already* paid for itself in energy savings.

Following its success at Bank of America Plaza, Brookfield quickly launched a second project to retrofit an above-ground parking structure at Ernst & Young Plaza, a 41-story skyscraper in downtown L.A. More than 1,300 standard T8 ballasts were replaced with new DEMANDflex ballasts "tuned" to 50-percent power for an annual savings of more than \$55,000.

"I was impressed by the energy-saving performance of DEMANDflex ballasts," said Engineering Director Kevin Devine of Brookfield Properties. "We definitely will continue to investigate opportunities to install DEMANDflex ballasts in the future, not limited only to parking garages, but within the stairways, corridors, bathrooms, and other common areas of the building as well."

Brookfield DEMANDflex projects

Brookfield DEMANDflex Parking Garage projects	Bank of America	Ernst & Young	Total
DEMANDflex Ballasts	2,822	1,327	
Tuned Power Level	75%	50%	
Annual KWh Saved	590,172	324,595	914,767
Annual Savings	\$100,653	\$ 55,377	\$156,030
Tons CO ₂ /Yr	395.4	217.5	612.9

* Utility: \$0.15/KWh



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All specification information is subject to change without notification.