

CASE STUDY:

Heinz Lofts Apartments



LINCOLN PROPERTY COMPANY

Services performed at this facility include:

-  Comprehensive Lighting Audit
-  LED Lighting Design and Implementation
-  Project Management
-  Utility Rebate Management

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In Pittsburgh’s North Shore along the Allegheny River, five historic buildings that once comprised the Heinz food processing plant now make up a unique and exciting residential complex known as Heinz Lofts Apartments.

Built in the early 1900s, the buildings that once produced commodities like meat, beans and cereal now offer high-end apartment units with fully equipped kitchens, high speed Internet access, a fitness center, pool and indoor parking.

Notwithstanding the significant improvements that had been implemented to the buildings over the past several years, the lighting throughout the interior stairwells and in and around the 6-story parking garage was a mixture of outdated and inefficient fluorescent and metal halide fixtures. In an effort to improve the lighting, enhance building security and maximize energy cost savings, Heinz Lofts owners called upon Energesco to design and implement a LED lighting system throughout these spaces.

Following an extensive study of the existing lighting and lumen output, Energesco designed a new lighting platform consisting of 300 sixty-five watt LED parking garage fixtures; 180 forty watt interior LED stairwell fixtures; and 18 forty-two watt LED wall pack fixtures. The end result is significantly improved lighting designed to reflect and maintain the historic and iconic nature of the former Heinz warehouse buildings while also enhancing building security.

Equally important, the lighting upgrade will generate over \$60,000 in annual electric cost savings and pay for itself in less than 3 years.



Project Value	Rebates/ Grants Secured	Total Out of Pocket Cost	Annual Cost Savings	Simple Payback
\$157,000	\$20,000	\$137,000	\$61,000	2.5 yrs