



CASE STUDY



572
fixtures installed

8 Days
uninterrupted install

2.7 yrs
project payback

Westpark Corporate Center

5-Level Underground Parking Garage, 1,500 Spaces, Northern Virginia



THE CHALLENGE

Underground parking garages are unforgiving environments. No windows. No daylight. Every lumen of light is artificial and in a facility that never closes, that light has to work hard around the clock.

At this 5-level Northern Virginia parking complex serving a busy office building above, aging fluorescent fixtures had been burning 24 hours a day, running up over 320,000 kWh every year. Beyond the energy cost, the quality of light mattered. Drivers and pedestrians depend on clear, consistent visibility in a space with no natural light source. Bright, even illumination isn't a luxury in a garage like this, it's the baseline expectation.

THE SOLUTION

US Energy Management (Contractor) selected the Eiko **PG1-PS45-FCCT-H** a fixture purpose-built for parking garages. Its compact, square form factor and 190° specialized beam are designed specifically to deliver broad, even coverage across low concrete ceilings. And critically: it mounts directly to an existing junction box.

Each fixture was paired with a **SEN5A-SPMR-WH** screw-in microwave sensor - no network, no controller, no additional wiring. Lights dim when areas are empty and brighten instantly on motion. That single add-on delivered 40% in additional energy savings on top of the LED efficiency gain

"The PG1 mounted right to the junction box and we were moving. No drilling, no extra hardware - just a clean, fast install."

— Clif Ballard, US Energy Management, Contractor



Even light distribution across garage floor

THE RESULT

"It feels as bright as daylight in there - and there isn't a single window."

That was the customer's reaction. And it's the best way to describe what the PG1 does in a space like this. The fixture's 190° beam angle, combined with its white powder-coated housing, works the concrete surfaces in the garage's favor bouncing and diffusing light across the ceiling and walls to build up a smooth, even field across the entire floor plane. No hot spots. No dark falloff. Consistent visibility from the entry ramp to the farthest parking bay.

572 fixtures. 8 days. Zero downtime. And a result that speaks for itself: 77% energy reduction, \$22,308 in utility rebates, and a payback period of 2.7 years.

ABOUT THE CONTRACTOR



US Energy Management (USEM) is the Mid-Atlantic's premier energy efficiency contractor, specializing in turnkey LED retrofit projects for commercial facilities. Based in Charlottesville, Virginia, USEM handles every phase of a project from energy audit and lighting design through installation and utility rebate paperwork - so facility owners can stay focused on running their business.

Reach out to them on your next lighting upgrade project at usenergymangement.com

FEATURED PRODUCT: EIKO PG1-PS45-FCCT-H

1. PARKING GARAGE FIXTURE:

PG1-PS45-FCCT-H

PowerSET field-adjustable wattage (45/35/25W) and ColorSET on-site CCT selection mean contractors can dial in the right output for each zone without stocking multiple SKUs. At 140 lm/W and DLC Premium listed, the PG1 is built to maximize utility rebate eligibility on every project. 120–347V input voltage and a 5-year warranty round out a fixture designed to perform as hard as the environments it goes into.



[Download PG1 Spec Sheet](#)

2. CONTROLS:

SCREW-IN MICROWAVE SENSOR

The SEN5A-SPMR-WH screws directly into the PG1's built-in receptacle no wiring, no controller, no network required. Microwave occupancy detection with 0–10V bi-level dimming and integrated daylight harvesting give each fixture independent, luminaire-level intelligence. Field-adjustable sensitivity, hold time, and dim level mean the sensor can be tuned zone by zone on the same install visit.



[Download SEN5A Spec Sheet](#)

READY TO UPGRADE YOUR FACILITY?

If you're in Virginia, US Energy Management can handle every phase of your project from energy audit and lighting design through installation and utility rebate paperwork. Reach out at usenergymanagement.com

Looking to specify the EIKO PG1 for your next parking facility project?

[Contact your EIKO Representative or visit eiko.com](#)