

Case Study

Lighting for a Multi-family &
Hospitality

Enlighten Solutions

www.enlightensolns.com

contact@enlightensolns.com

313-300-2843

Case Study

Lighting for Multi-Family & Hospitality

Executive Summary

With the re-urbanization trend of the last few decades, many downtown neglected buildings are now being re-vitalized. In the multi-family world, renovation is often the foundation for a rent-growth and/or disposition strategy.

This case study follows the process and outcome of designing and implementing a new LED lighting system as part of the renovation effort at a multi-family high-rise. The project demonstrates Enlighten's technical lighting expertise and ability to strategically provide value opportunities while fulfilling design intent and ensuring proper application-specific illumination. We will review the following areas and the key factors to implementing a high-value lighting system in each:

“Enlighten did a terrific job of fulfilling our design intent, meeting the client’s budget, and providing technical expertise and assistance.” –

Volcon Project Designer

- a) Units
- b) Parking Garage
- c) Halls & Stairwells
- d) Lobby & Amenity Areas



Lobby

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Units

Complement Design Aesthetic / Minimize Capital Cost

Unit lighting in multi-family communities tends to be simple. There is most often a light at the entry, in the kitchen, near the dining area, and in the bathroom. Rooms are of basic geometry and small, so estimating illumination is easy. Much of the task for the units comes in fulfilling the design aesthetic at a good value and then ensuring timely delivery to support project pace. Value is likely the most important aspect as the cost of even a competitive lighting system adds up over the span of several hundred units. Thanks to Enlighten's wide selection of residential lighting lines, we were able to present several options in line with the designer's vision, client's budget, and space needs.

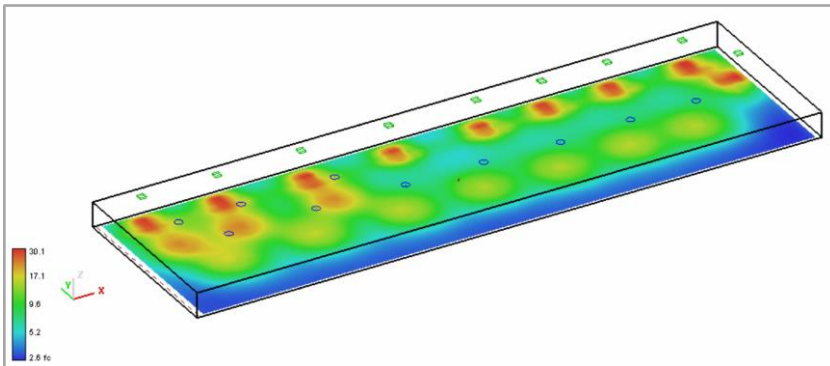


Model Unit Living Room

Parking Garage

Maximize Security

One of the top security concerns for residents of multi-family communities surrounds the parking area. For this reason, the improvement of illumination in the parking area was ultra-critical. Poor garage lighting is not an uncommon situation as the lamps for older non-LED technologies rapidly decrease in brightness making it costly and difficult to maintain good illumination.



Left: 3D Photometric Analysis | Right: Updated Garage Lighting.

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Enlighten's ability to provide photometric layouts helped to predict illuminance levels and ensure the proper solution was implemented. Overall brightness more than tripled, and minimum illuminance levels rose from near one to over five foot candles. Maximum illuminance levels reached well into the twenty foot candle range. Perhaps more than the foot candle statistics, a statement from one young tenant best describes the drastic improved feel of the garage: "My girlfriend will now come to visit me." In addition, Enlighten was able to achieve a cost offset of over 40% via the utility rebate program. (The client's designer did not specify any lighting models for the garage, so Enlighten acted as the sole consultant.)

Halls & Stairwells

Meet Code / Minimize Energy / Maximize Rebate

In a high-rises, hallways account for one of the largest portions of electricity spend for the owner as well. It is therefore important to put forth the most energy efficient solution as possible. In the stairwells, a motion triggered system was recommended that minimized energy use in the infrequently occupied space. Moreover, we achieved a custom rebate program that further offset the cost of the lighting system to the client. Finally, Enlighten identified and provided a solution for a missing emergency lighting system in order to bring the building into modern code compliance.



Lobby & Amenity Areas

Maximize Marketing



In multi-family, the lobby area as well as the amenity areas are one of the key marketing factors for prospective tenants. Most apartment units at a given rent level are quite similar in size, finishes, and layout. Therefore, many owners and developers use the amenity spaces to differentiate their tenant offering against the competition. Furthermore at this site, the lobby was highly visible to passerby's and prospective tenants. Moreover, all of the amenity spaces at this location were outdated. Enlighten provided key assistance in refining

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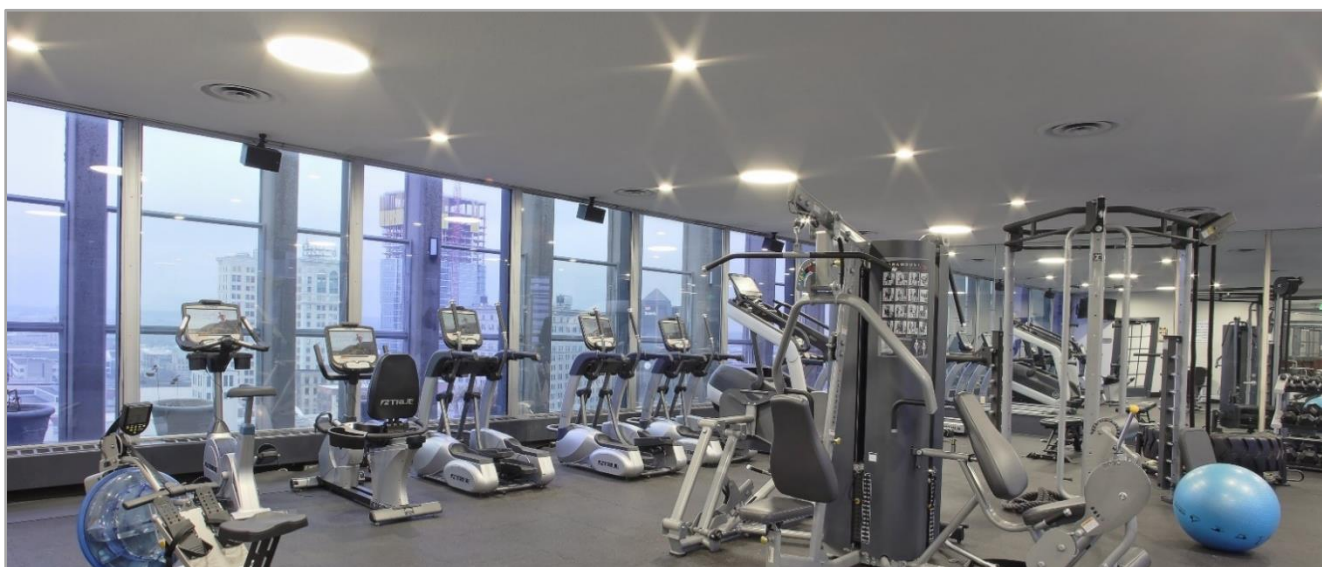
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the lighting package and optimizing space illumination in each area. We were also able to integrate emergency lighting into the lobby and bring the space into modern code compliance. In addition to the lobby, amenity spaces Enlighten helped consult and supply lighting systems for included a fitness center, a rooftop pool deck, an outdoor courtyard, and a tennis court.

Project Summary

Enlighten's three main strengths are its technical expertise, its deep knowledge of the commercial lighting supply chain, and its commitment to project goals. This project took patience and persistence to help the client and their designer realize their vision, stay on budget, and achieve optimal illumination. Furthermore, Enlighten provided additional value by pursuing custom utility rebates, proposing tech-forward solutions, and identifying and remediating code compliance issues.

“This was a challenging renovation full of surprises and budget over runs. Enlighten was a key partner in their flexibility, technical support, and timeline commitments.” –Bryan Glosik NRP Group



Contact

For questions on this case study or general lighting and control services contact the below. Enlighten is an LED lighting and advanced controls wholesaler and consultant. We partner with owners, designers, and engineers to provide and implement lighting solutions for commercial and industrial locations.

Brennan Booms CEM, LC, MSE
(p) 313-300-2843 | bbooms@enlightensolns.com