



**CASE STUDY** // Multi-Family Luxury Rental Apartment Building

# Value Engineering Saves Money Without Sacrificing Design

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## **The Project**

30 Court, 58-Unit  
Luxury Apartment  
Building, Morristown,  
New Jersey

**CapitolPRO**  
Commercial Division  
[1-800lighting.com](http://1-800lighting.com)



### THE CHALLENGE

The developer of new luxury apartments needed a full-service company to support every aspect of lighting for its boutique 58-unit building. When CapitolPRO stepped in to support this intricate project, it was already over its original scope and budget.

Mandelbaum & Mandelbaum needed a solution that could add lighting in all units and common areas while finding as many cost efficiencies as possible.

Because the products for the project were pre-assigned by the engineer and designer, the key ask was to reduce the costs and bring the build closer to on-budget without disturbing the design.

### THE SOLUTION

With a portion of the design and products already specified, the CapitolPro team used value engineering in common areas, parking garages, and amenity areas to lower the project's total cost.

Through this process, the CapitolPro team reviewed all spaces for planned lighting and then applied photometrics to determine the necessary lighting per square foot to ensure compliance with all safety and code requirements. This approach was applied to common areas and parking garages enabling the team to reduce the total number of light fixtures while maintaining the proper illumination.



### GOALS

- Take over an elaborate project and bring it in under budget
- Determine areas for savings while maintaining aesthetic and integrity of project
- Ensure common areas are lighted safely and per building code
- Provide excellent service from beginning to end



***“ Our project required a full-service company to support every aspect of lighting possible for this boutique 58-unit distinctive apartment home building ... the team at Capitol PRO provided just that. ... We’ve already booked two more projects.”***

Henry Szwed, PE, VP of Development,  
**Mandelbaum & Mandelbaum**

### PROJECT SUMMARY

This large-scale project required planning, photometrics, and product selection for commercial and decorative needs. The team delivered on budget with a level of support that exceeded expectations. They ensured code compliance with highly focused attention to detail throughout the project’s duration.

**15%**

reduction  
in cost

**\$**

Identified areas to  
provide savings



Provided full scope  
of services, including  
photometrics,  
product sourcing,  
and delivery



Delivered specified  
lighting with minor  
alterations that  
saved money

### ABOUT CAPITOL LIGHTING

As the trusted resource for architects, engineers, designers, and builders, CapitolPRO leverages 100 years of lighting experience, vendor relationships, and state-of-the-art technology to offer top-quality, competitively priced solutions to help you win bids. Our mission is to deliver 5-star service, execute your orders flawlessly, and make procuring the lighting the least stressful part of your project.

**CONTACT US  
TODAY**

