

CASE STUDY

MODERN OFFICE UPGRADES, *SANTA CLARA, CA*



Elson Electric Holdings Inc. took on this six-floor Market Ready project in January 2025, readily delivering comprehensive **commercial tenant improvements** throughout the building. This project included new office power and lighting, with an emphasis on advanced lighting systems and lighting controls.

BUILDING SPECS

6 Floor Building

Built in 1985

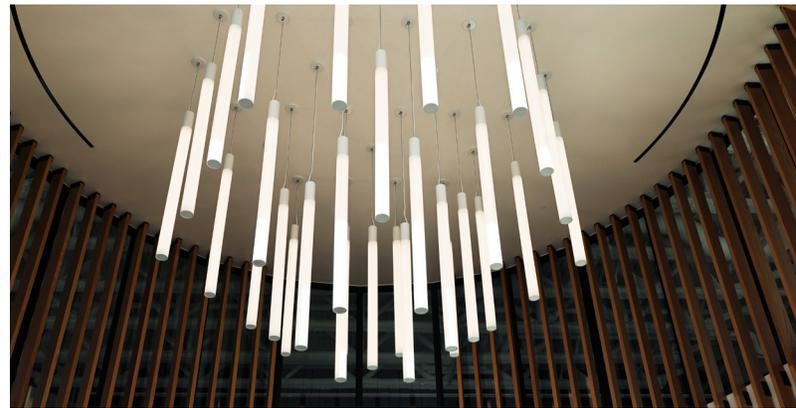
150,000+ ft²

PROJECT OVERVIEW

Elson Electric Holdings provided **complete electrical installations for this six-story building**, delivering efficient and modern power and lighting solutions throughout. The scope included new lighting systems for open areas, offices, and conference rooms, along with decorative fixtures in lobbies, break rooms, and restroom vanities. This project was also integrated with a **Lutron Vive Wireless Lighting Control System** for streamlined, energy-efficient control.

Among Elson Electric's many large-scale projects, this one stood out for its scope and complexity. It took diligence, patience, and cooperation amongst our General Contractor, our Distributor, as well as our Lighting Representatives and Manufacturers to make this project a success.

From mobilization to punch list, there were numerous challenges we overcame. Working closely with our General Contractor through RFI submission and responses, we were able to move quickly to resolve unforeseen issues and setbacks. While this project was large, the timeline was shorter than typical tenant improvement projects. **Working top-down, our crews tackled each floor's electrical work**, sealing off each level as they progressed to keep the project organized and on track. Our crew's dedication and perseverance allowed this project to become the success that it did, all while meeting safety and code standards and providing the client with the outcome they envisioned.



PROJECT SCOPE

*New lighting system in open areas,
kitchens, offices, & conference rooms*

New decorative lighting in lobbies & break rooms

New decorative restroom vanity back lighting

New Lutron Vive Wireless Lighting Control System

KEY PERFORMANCE & EVIDENCE HIGHLIGHTS

TIMELINE EFFICIENCY

Delivered a full 6-floor TI under a compressed schedule through top-down sequencing and efficient crew management

LIGHTING INTEGRATION

Installed Lutron Vive Wireless Controls—providing app-based control, real-time monitoring, and flexible zoning to adapt to future tenant needs.

DESIGN-DRIVEN VALUE

Over 300 decorative fixtures (pendants, chandeliers, racetracks, and linear fixtures) installed for a modern, architectural-grade

SCALE & SCOPE

A large-scale tenant improvement project totaling over 150,000 sq. ft., demonstrating Elson Electric's capacity for complex, high-volume work.

LIGHTING FIXTURES

This project highlighted the **installation of modern and artistic lighting fixtures across all six floors** of the building. These visually striking lighting fixtures added aesthetic intricacy to the space while complimenting functional lighting to create a well-lit environment through all floors of the building. Elson Electric installed a variety of LED fixtures, including pendant fixtures, racetrack fixtures, cylinder down lights, chandeliers, and linear fixtures, in stairways, kitchens, conference rooms, and main entry points.

The lighting was installed in this building to **enhance both functionality and aesthetics**, providing efficient illumination while giving the spaces a sleek, modern office feel. The finished project delivers a consistent, contemporary lighting experience that elevates the look and atmosphere of every floor.

1,400+ Lighting Fixtures installed

300+ Decorative Lighting Fixtures installed



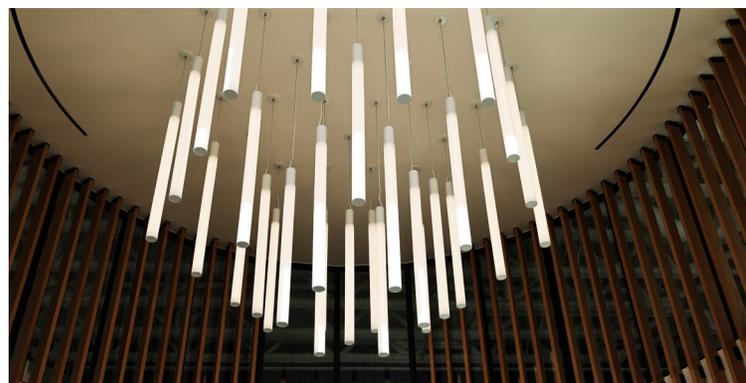
On all 6 floors, each restroom features vanity light fixtures that provide soft, ambient illumination behind the bathroom mirrors.



Pendant lighting fixtures in the first-floor kitchen create a sculptural focal point, complemented by downlights and recessed lighting.



Racetrack lighting fixtures in the first-floor lobby, create a modern, well-lit transition to from the entrance to the main office space.



A chandelier composed of pendant lighting fixtures hung at various elevations creates a modern centerpiece, lighting the entrance.

ESTIMATED IMPACT

The upgrades installed during this project delivered numerous measurable benefits across energy efficiency, maintenance, tenant satisfaction, as well as construction performance. Each category highlights the tangible impact these improvements can have on overall building operations and long-term ROI.



ROI CATEGORY	EVIDENCE/RESULT	ESTIMATED IMPACT
ENERGY EFFICIENCY & OPERATIONAL SAVINGS	Lutron Vive Wireless Lighting Control System allows zone-level dimming, occupancy sensors, and daylight harvesting	20–30% reduction in lighting energy costs (industry average for wireless control retrofits)
REDUCED MAINTENANCE COSTS	LED fixtures have 50,000 – 100,000 hour lifespan, minimizing bulb replacements and maintenance labor	Estimated \$0.10–\$0.15/sq ft annual maintenance savings
TENANT APPEAL & RETENTION	Decorative, modern lighting enhances the market-ready appeal	Higher lease rates (+\$1–\$2/sq ft) and faster tenant occupancy
CONSTRUCTION SCHEDULE EFFICIENCY	Wireless control system reduced wiring and coordination time	Up to 10% reduction in project timeline , allowing earlier building turnover
SAFETY & CODE COMPLIANCE	Efficient project sequencing and thorough QA ensured zero electrical safety incidents	100% compliance & no rework , reducing punch list and reinspection costs



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