

# A Vibrant Corporate Makeover



## Amerlux's Stylish Linear Lighting System Makes Office Basement Beautiful

Real estate investment firm, Oxford Properties, needed to revitalize the lower level of one of their Boston, Massachusetts properties—225 Franklin Street. Located in the center of Boston's downtown financial district, it is among the tallest buildings in Boston.

As a below ground level space, the building's lower level does not receive sunlight, but Oxford Properties still wanted a fresh and vibrant feel to the space. Architecture firm Gensler Boston led the renovation, bringing on lighting designers Lam Partners to assist with the design and help realize Oxford's goals for the space.

"The Linea Mini is such a great linear product—it's only an inch wide. Our office loves Amerlux!"  
— **Lisa Wong, LC**, Associate IALD, IES, associate of Lam Partners

"The customer wanted the space to feel like a lounge," said Carlos Alonso-Niemeyer, principal at Reflex Lighting, Amerlux's manufacturer's rep for the northeast. "They wanted a place to take their clients and potential tenants to seal deals and celebrate new business, as well as have the space available to tenants to use for after-hours parties and gatherings."

More than 10,000 square feet in size, the space includes a small ground floor lobby with stairs leading to the main area on the lower level. Downstairs are two conference rooms, golf simulator areas, lounge spaces, locker rooms and restrooms.



Credit: © Lam Partners / Shannon Aubourg.

One key design feature was to highlight the existing concrete waffle-slab ceilings in the conference rooms and the golf simulator lounges. “We knew the waffle ceilings were special,” said Lisa Wong, LC, Associate IALD, IES, an associate at Lam Partners. “These kinds of ceilings are not on every project we work with, so we thought it would be a shame not to highlight them.”

While aesthetically unique and interesting, the concrete waffle ceilings presented a number of technical challenges to the Lam Partners team of Keith Yancey, principal-in-charge; Wong and Penn Whitlow, designer. Because the ceilings were concrete, power could only come to the lights via conduit and since they couldn’t be hidden inside the ceiling, very low-profile junction boxes were required. Additionally, the client had light requirements of 25 footcandles for the conference rooms.

Yancey, Wong and Whitlow worked with Alonso-Niemeyer to develop a lighting solution within these parameters. Starting with a napkin sketch, the team created and modeled a concept around bowtie-shaped light fixtures and then refined the design with Amerlux’s engineers. They collaborated on standard 4-foot lengths of Amerlux’s Linea Mini 1.5” Indirect LED luminaire custom-fashioned into X-, V- and T-shapes to uplight the ceilings.

“To highlight the waffle slab coffers, we came up with the idea of ‘bowties,’” Wong said. “The waffles are not consistent—some with two, three, or four bays, so we had a series of three different shapes to correspond to the waffles. The coffers themselves are not very big, so we needed a fixture that wasn’t bulky looking and super beefy like in other office spaces. Amerlux’s Linea Mini is such a great linear product and it’s only an inch wide. The lights are proportional to the ceiling coffers and the client and the architect really like it. Usually the whole length of a linear fixture is illuminated. We needed no light in the middle of the fixtures, to avoid hotspots at the nodes of the waffle slab ceilings as well as allowing for mounting points to the ceiling. We had a good back-and-forth dialogue with the Amerlux factory and they made the fixtures without LEDs in the center.”

Extremely low profile, the Linea Mini 1.5” Indirect LED light offers beautiful ambient lighting in a stylish and minimal fixture that’s only half an inch thick.

“The Linea Mini 1.5” Indirect LED lighting solution has a very good low peak angle distribution and lighting designers love it,” Alonso-Niemeyer said.

The Linea Mini 1.5” LED product family also includes the Direct (downlight) model and a Direct/ Indirect model (which offers both uplighting and downlighting). All the projects in the Linea suite offer outstanding color rendering and an ultra-long operating lifespan of at least 50,000 hours.



Credit: © Lam Partners / Shannon Aubourg.

“The architects asked us to make the waffle-slab ceiling look exceptional. To highlight the waffle-slab ceilings, we had the idea to use Amerlux Linea Indirect to uplift the ceiling.”

— **Lisa Wong, LC**,  
Associate IALD, IES,  
associate at Lam Partners

While the Linea Mini’s LED driver would normally be mounted remotely in the ceiling, this was not an option for this project, due to the concrete ceiling. “We ended up working with Amerlux to hide the drivers inside the fixtures so no one would ever see them,” Wong said.

In total, there are 30 custom Linea Mini 1.5" fixtures, each 4-feet across, with 15 in one conference room, 9 in the other and six in the golf simulator lounges.

To complement the custom Linea Mini 1.5" Indirect fixtures in the conference rooms, three 20-foot runs of Amerlux’s Linea 2.5" Direct LED were also used around the perimeter of the rooms. “We wanted to give vertical brightness to the walls,” Wong said.

Two lengths of Gröv 2.5" Recessed Linear LED lighting were also utilized in the golf simulator lounges.

Lead times can be a challenge on construction projects, but Amerlux delivered all the lighting products within a few weeks. “The delivery time was remarkable,” Alonso-Niemeyer said. “It was very fast—much faster than some of the other manufacturers on the project.”

The finished basement space was spectacular—a bright and cheerful space with panache and flair.

“The project turned out even better than we imagined,” Wong said. “The Amerlux fixtures coordinated well with the sprinkler pipe and conduit runs, and we are very happy with the end result.”

Wong and her team were far from the only ones impressed with the project. The project is a candidate for recognition from the Illuminating Engineering Society’s regional chapter IES Illumination Awards.



Credit: © Lam Partners / Shannon Aubourg.



Credit: © Lam Partners / Lisa Wong

## PROJECT SUMMARY

### End User

Oxford Properties Group and Redgate, (Boston, Massachusetts)

### Project Scope

Revitalize basement level space into a vibrant and inviting amenities suite, that includes two conference rooms, lounges, golf simulator lounges, locker rooms and restrooms. To achieve this, the renovation incorporates 30 custom Linea Mini 1.5" Indirect LED fixtures, as well as three 20-foot runs of Linea 2.5" Direct LED and Gräv 2.5" Recessed Linear LED light fixtures.

### Agency Rep

Reflex Lighting (Boston, Massachusetts)

### Architect

Gensler Boston (Boston, Massachusetts)

### Upgrade Benefits

- The customer received a dynamically lit amenities space to conduct business and to share with tenants.
- The stylish Amerlux LED fixtures lend a clean and modern aesthetic to the space.
- The LED fixtures' 50,000-hour rated life will deliver years of maintenance-free operation.
- Custom Linea Mini 1.5" Indirect fixtures were a unique solution for the challenges presented by the existing waffle-slab concrete ceilings and provide beautiful ambient light for the meeting spaces.

Have an upcoming project? Let's bring your vision to life.  
Call **888.882.1297**



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