

VAST's Office Evolution project in Richmond, Texas

CASE STUDY

Maximizing occupant comfort and energy efficiency for a leading coworking company



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Project overview

Office Evolution is a prominent coworking brand within the **VAST Coworking Group**, part of the United Franchise Group (UFG) — the largest privately owned franchise company in the coworking industry. Their new location in Richmond provides private offices, coworking areas, meeting rooms, and business-class amenities across almost 13,000 square feet of modern office environment.

To bring high-performance lighting to this dynamic and flexible working space, VAST partnered with **ReLEAF Lighting**. The goal was to implement a DLC-certified, energy-efficient system with intuitive, always-available lighting control tailored to modern coworking needs.

Site setup

Location

Office Evolution Richmond
24200 Via Mazzini Way
Richmond, Texas

Area

12,729 sq ft

Lighting fixtures

- 2x2 architectural troffer LEDs in private offices & meeting rooms
- 8' linear and 6" cylinder LEDs in corridors and community areas
- Decorative architectural accents throughout shared spaces

Control devices

267 wireless nodes with Silvar technology:

- PIR occupancy and ambient light sensors
- Fixture dimming controllers
- Kinetic dimming switches



Meeting compliance and unlocking rebates

Since the project required a **DLC-certified system**, ReLEAF Lighting turned to **Silvair** and its qualified Bluetooth® NLC control solutions. As the only fully standardized wireless control technology recognized by the DesignLights Consortium, **Bluetooth NLC** was the clear choice, capable of delivering both the required compliance and the enterprise-grade performance the project demanded.

This collaboration enabled ReLEAF Lighting to deploy an advanced wireless mesh system with the same precision and responsiveness as wired alternatives, but with greater flexibility and faster deployment. Through Silvair's mobile commissioning tools, the team implemented sophisticated control strategies, including occupancy/vacancy sensing and daylight harvesting — all without running control wires.

By using a DLC-certified Bluetooth NLC system, the project became eligible for **energy efficiency and networked lighting control rebates** — accelerating ROI and reinforcing long-term value for the client.



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Fast deployment, tangible results

The system was deployed swiftly and seamlessly thanks to the robust wireless architecture and intuitive mobile commissioning tools. With no need for control wiring or extensive retrofitting, ReLEAF Lighting was able to deliver a fully functional, finely tuned control system on a tight timeline.

The result is a lighting environment that combines **superior occupant comfort**, **24/7 reliability**, and **granular energy efficiency** — all without compromising performance or user experience. Every workspace, meeting room, and shared area now benefits from smart, responsive lighting tailored to both human needs and energy goals.

Key benefits

- Optimal lighting energy efficiency
- Granular sensing with wired-like responsiveness
- Superior occupant comfort with 24/7 functionality
- Personalized lighting levels for workspaces
- One-touch presentation mode in meeting rooms
- Preset lighting for normal and after-hours use in shared areas
- Rebate eligibility through DLC qualification
- Future-proof setup based on the global Bluetooth NLC standard





What is Bluetooth NLC?

Bluetooth NLC is the first full-stack standard for wireless lighting control. Unlike proprietary solutions developed by individual companies, Bluetooth NLC is developed and maintained by the **Bluetooth SIG** — the same global body behind Bluetooth technology — with a strong track record of delivering robust, interoperable standards across industries. It is the only global, open standard for professional lighting applications, enabling true multi-vendor interoperability and long-term system reliability.

- Wide selection of products without vendor lock-in
- Secure and future-proof wireless technology
- Simple project specification
- Globally-recognized brand

Looking for qualified
Bluetooth NLC components?
See interoperable products
from multiple vendors:

silvair.com/products



What is DLC?

The **DesignLights Consortium (DLC)** is a non-profit organization that establishes performance-based standards for commercial lighting. Projects that use DLC-qualified systems are often eligible for **rebates and incentives** from utilities and energy efficiency programs across North America.

With DLC NLC5.1 qualification, Silvair solutions meet the DLC's strict requirements for energy efficiency and operational reliability — delivering both **consistent performance** and **verifiable energy savings**.

If you have questions about
our wireless solutions or
other deployments, reach
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