

# Spend Smarter, Build Smarter

## VALUE ENGINEERING CASE STUDY

Location: Atlanta GA

Property Type: Single Family

Project Size: 34,000 sq ft

Project Budget: \$40M

*“I’ve got a problem, I need to cut 10% from a million dollar project, and now I have to cut windows and doors. How can you help me?”*

*-Builder*



# 32%

W&D Budget Saved

### The Latii Approach to Value Creation

- 1 Understand Design Intent
- 2 Deconstruct Drawings by Cost and Aesthetic
- 3 Twenty Hours of Simulations
- 4 Four Alternatives that Hit Target Budget

### Problem: Cut 10%

A \$40M high-end residence faced a \$4M budget gap. The steel window and door systems of \$768k became part of the value-engineering effort overall. This included 23 custom doors and windows that needed a complete reassessment in under 10 days to get back to the builder.

### Solution: Reduce Material

To meet the budget target without sacrificing design, the steel systems were refined. Footplate details reduced steel mass, glazing beads were minimized to tighten sightlines, and operability shifted from six casements to two casements and four fixed units, unlocking cost savings while preserving performance and aesthetics.

### Results: Up to \$208k

Architects received three fully developed solutions, that saved 16%, 25%, and 32%. Providing options allowed them to select the optimal solution based on their preferences to maintain design intent and functionality overall for the best client experience possible in their home.