Project Goals

» Achieve the status of a **high-performance green building** meeting federal energy and water conservation goals and incorporating exceptional integration of architectural form and optimized building systems which provide excellent indoor environmental quality.

» Provide a **high-performance workplace** that enhances all human factors including: health, functional efficiency, productivity, space flexibility, air quality, and comfort in thermal, acoustic and visual perspectives and utilizing natural light.

» Utilize **Design, Construction, and Operational Excellence** practices to design and construct an office space of outstanding quality and **value**.

» Provide a **public entryway, usable outdoor space for employees, and natural daylight** throughout the building, including the lower story.

» Modernize and transform the building from its current state to a **modern office building** meeting IBC’s program needs and intent for employee expansion. Lasting first impression at both building entry and building interior.

» Extend the overall service life of the building.
DFC Campus Map
“It is not what we have that will make us a great nation; it is the way in which we use it.”

Theodore Roosevelt
What Makes a Warehouse Cool?

Logically, warehouses shouldn’t be desirable as office space. Deep floorplates put people further away from natural daylight. They’re challenging to regulate temperature. Their locations can be remote from transportation. The list goes on. Yet these are precisely the spaces that so many tech companies and creative agencies covet. Why?

**Authenticity.** The weathered bricks, battered timbers, cracked concrete—they are expressive. They give us something to respond to, something with which to make an emotional connection.

Warehouses also give big **open spaces** that allow for shared people spaces to be at the core of the space. The center is a cafe, huddle rooms, soft seating areas and quiet nooks. The space helps reinforce a **sense of connection** to the people working around them, building a spirit of connection to something more than another day at the office.
Building Site Plan
Illustrative Site Plan

- Naturalized Planting
- Bioswales / Raingards
- Water Conservation
- Reduced Maintenance
- Pollinator Gardens
- Adaptable Trees
- SITES considerations
- Preservation of Existing Trees
- Natural drainage systems
- The Sunken Courtyard
- Connection to Nature
- Sense of Arrival
- Vehicle Parking
Entry - Looking North

Existing
Sunken Courtyard - Looking South
The existing first floor slab is removed and the lower level and first floor are combined.
A Boomerang circulation scheme is created to form the **conferencing** and **services** spine of the building.
A combination of open workstation and private office *neighborhoods* are created along the spine.
Sustainability Goals

• Guiding Principles (GPC)
• LEED v4 Gold Certification
• SITES Silver Certification
• Net Zero Carbon On-site