

After completing the for the Pacific Center Campus (PCC) Master Plan in 2012, BNIM was selected to lead the design of a two-building expansion.

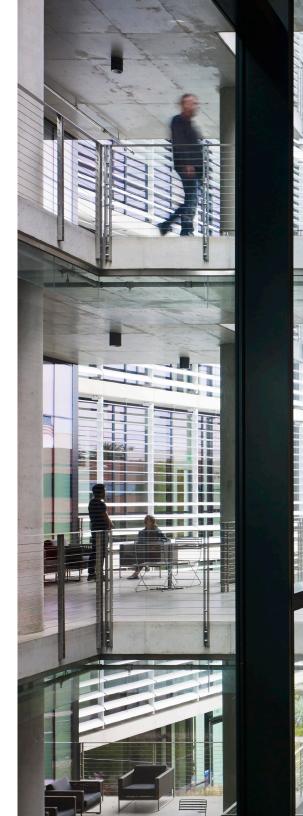
The PCC Research and Development Building is designed around one notion: connecting people with nature. This model workplace and research lab represents transformational replication, which surpasses dated office buildings to provide an innovative workplace of the future for a Fortune 500 company that attracts and retains top talent. Embracing its San Diego location, the building implements passive design strategies that connect people with nature, and increase well-being and productivity.

The 357,000 GSF building includes office and lab spaces in a single structure. A flexible, open workplace distributes horizontal circulation to inspire collaboration and encourages vertical circulation to simulate health and interaction, all goals of the project. The two narrow wing floorplates — laboratory in the north and workplace in the south — connect at a joint known as the knuckle, where collaboration spaces reside.

The project's high-performance façade, flexible interior spaces, and indooroutdoor connections create a regionally sensitive building people will fight to preserve. Timeless materials like the pristine cast-in-place concrete moment frame structure paired with modular materials designed with the climate in mind — sourced locally, as available — such as aluminum metal cladding and louver shades, bring a human scale to the larger building elevations.

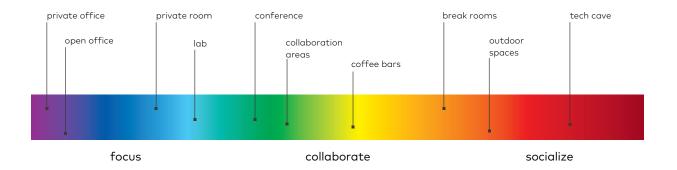
The interior program is coordinated with exterior fenestration to support daylighting and full natural ventilation strategies. This combination of passive and active systems provides a high-quality indoor environment that enhances building performance and reduces future operating cost.

357,000 GSF Completion in 2015 LEED Gold Certified



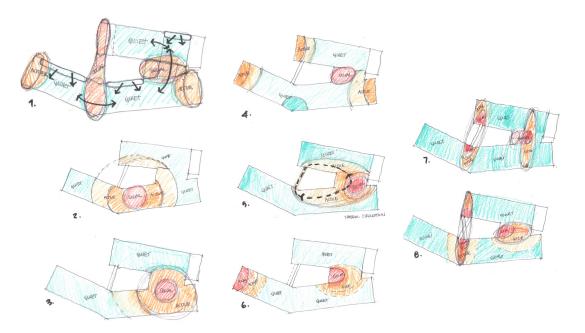


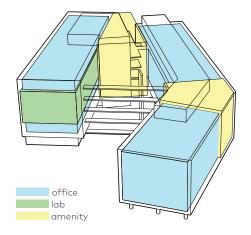




#### Spectrum of Places to Work

The flow and dynamic of the workplace has been shifting for quite some time, but it is even more recognizable now that technology and changing demographics have transformed the workplace into a collaborative organism. Communication flows in multiple directions vs. from the top down; pools of knowledge in an organization are interconnected. Despite this shift into more interactive environments, places for focused work are still needed. The interior design became an opportunity to use color story and the mood and emotion evoked by the spectrum to designate places of focus, collaboration and social interaction.

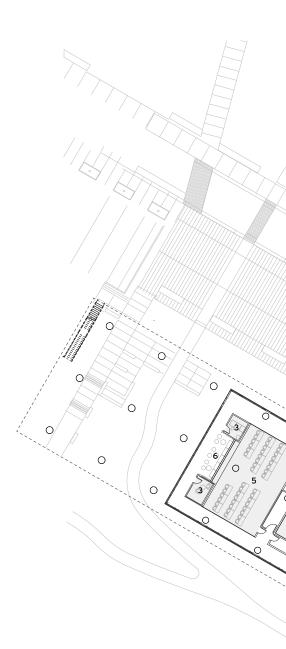


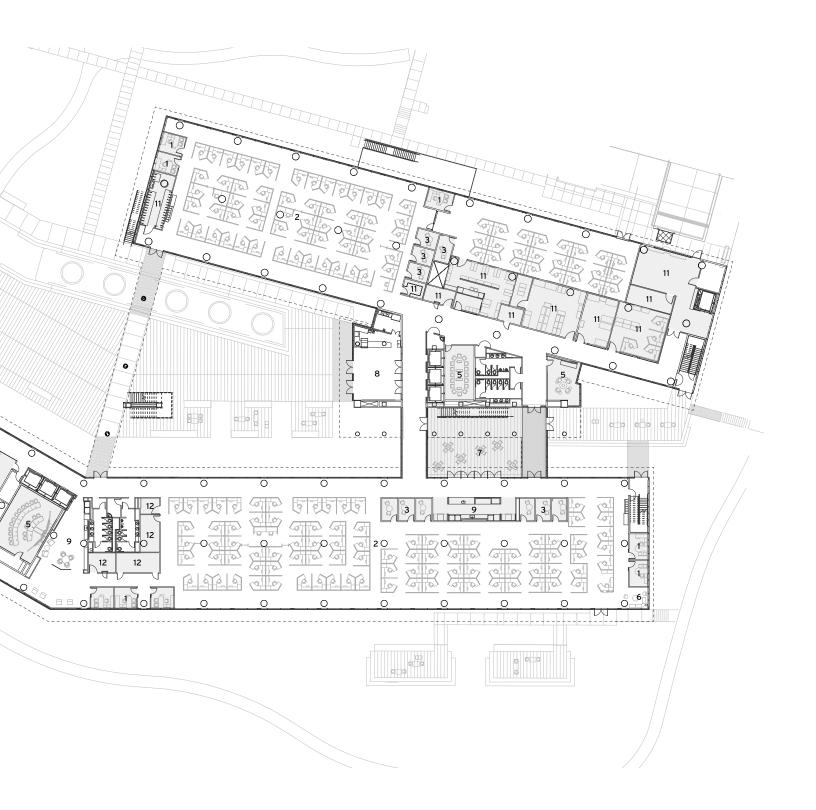




## LEVEL 1

- 1 Private Office
- 2 Open Office
- 3 Private Room
- 4 Lab
- 5 Conference
- 6 Collaboration
- 7 Outdoor Collaboration
- 8 Lobby/Cafe
- 9 Tech Cave
- 10 Support
- 11 Service



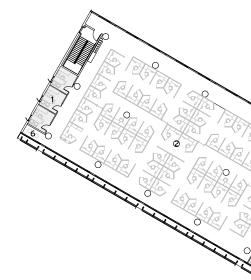


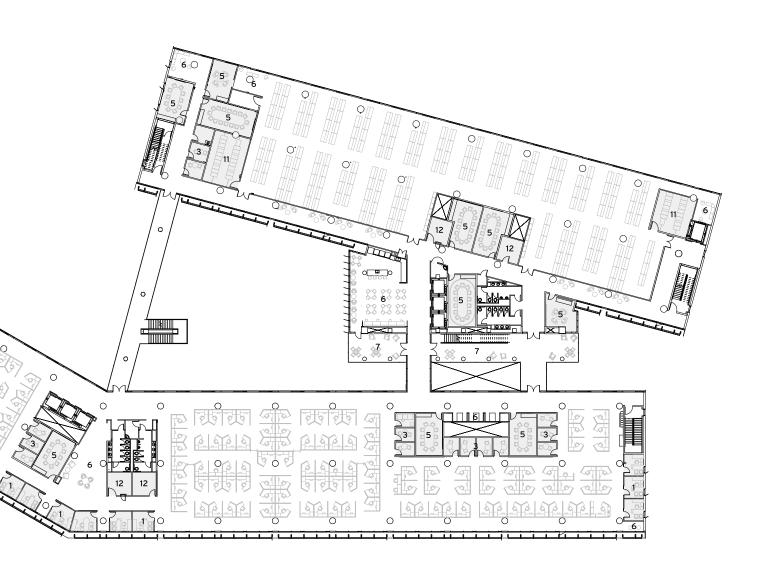


45′

# **LEVEL 2 - 3**

- 1 Private Office
- 2 Open Office
- 3 Private Room
- 4 Lab
- 5 Conference
- 6 Collaboration
- 7 Outdoor Collaboration
- 8 Lobby/Cafe
- 9 Tech Cave
- 10 Support
- 11 Data Rack Rooms
- 12 Service









**bnim** is building positive









# Daylight, Ventilation and Water Strategies



16-18% productivity increase



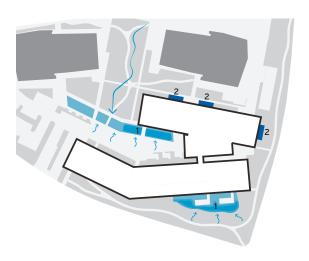
85% daylit spaces

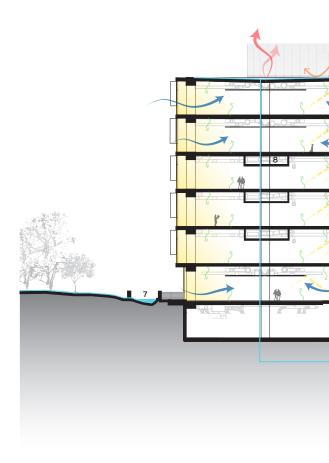


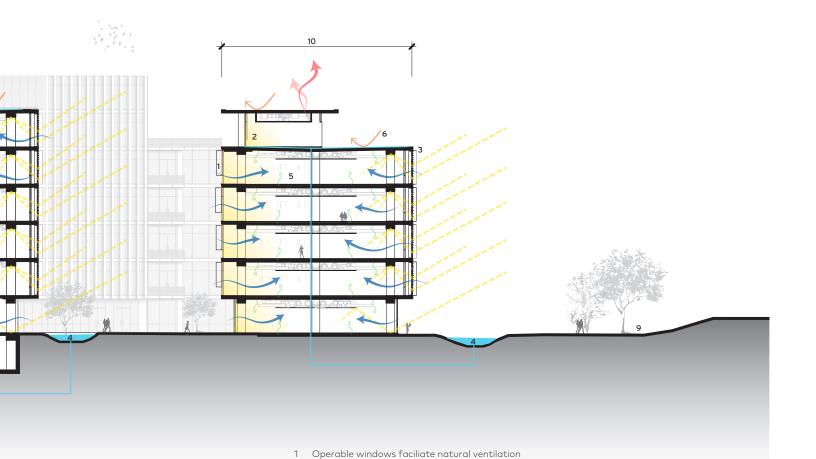
36% reduction in potable water (baselines LEED 2009)



**81%** reduction in potable water consumption for landscaping







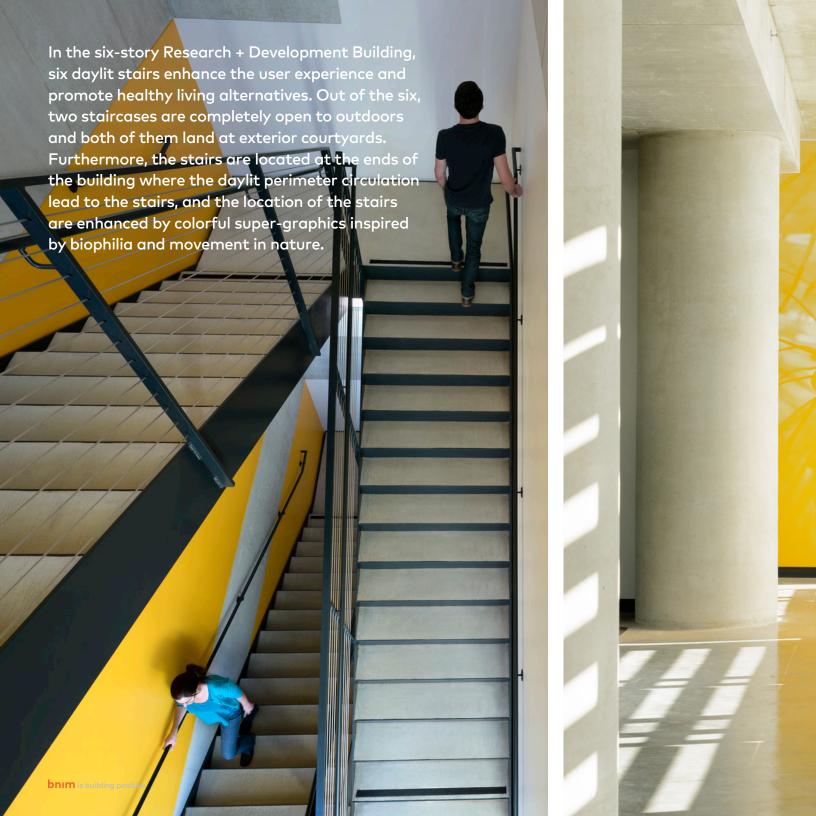
2 Full glazing to maximize diffused north daylight

4 Bioswell treats roof top water
5 Concrete thermal mass structrue
6 Reflective roof designed for future pv
7 Modular wet land for site water runoff

8 Vav mechanical system9 Drought tolerant plantings

3 Horizontal louvers shade south daylight and reflect diffused daylight deep into the space

10 Narrow floor plate to mazimize natural ventilation and daylight penetration















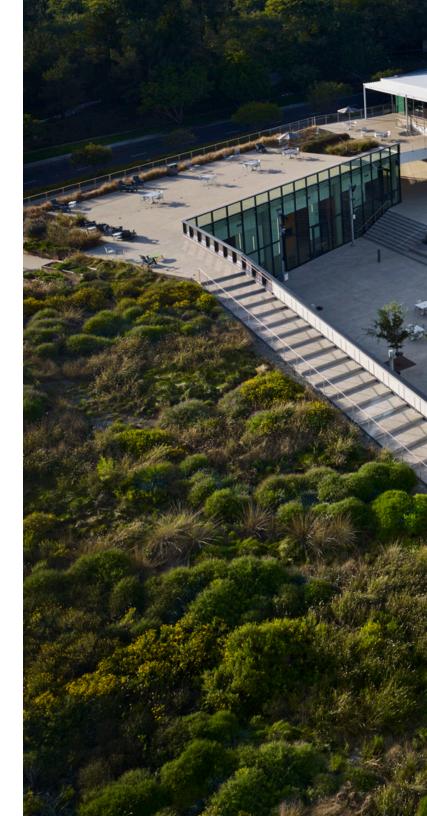


The Amenities Building is a highly interactive, porous facility that promotes connection on multiple scales: it connects employees to services that support wellbeing; it connects employees to one another; and it brings together the existing buildings within the PCCD.

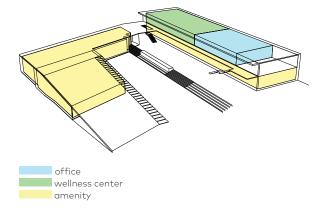
The program was derived from a visioning process that identified employees' priorities and combined dining, training, exercise, and wellness services into a single building. On the ground level, the hall within the dining center is a transparent pavilion with connections to dining terraces on the courtyard. The conference center, which also opens to the courtyard, is a multifunction event space that can be divided into separate rooms.

To maximize the amount of usable area on the campus, the design team considered the space between each building, extending the campus experience to the outdoors. An expansive courtyard begins on the ground level and slopes upward to the green roof. The upper level is accessible via the green roof, which contains the campus garden and is available for outdoor classes from the adjacent fitness center. The wellness center is an environment designed to inspire the next generation of health centers, with an optometry exam room and store, physical therapy rooms, acupuncture, meditation spaces, a telemedicine room, a triage room, and exam rooms.

50,000 GSF Completion in 2015 LEED Gold Certified



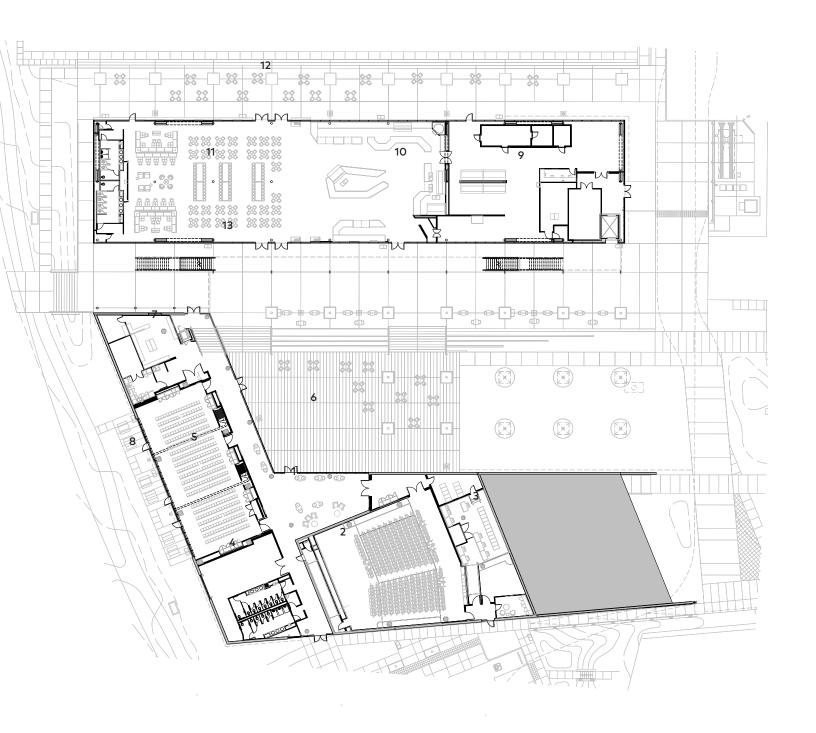


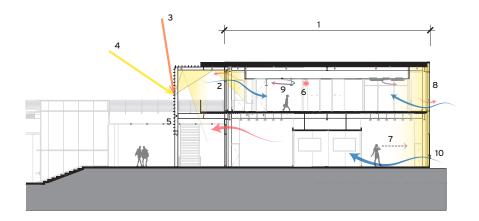




### LEVEL 1

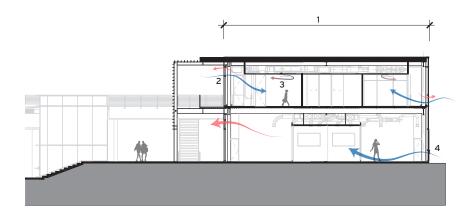
- 1 conference prefunction lobby
- 2 auditorium
- 3 control room
- 4 mechanical
- 5 multipurpose conference room
- 6 multi-purpose courtyard
- 7 bookstore
- 8 exterior collaboration spaces
- 9 kitchen
- 10 servery
- 11 dining center
- 12 dining terrace
- 13 art video wall





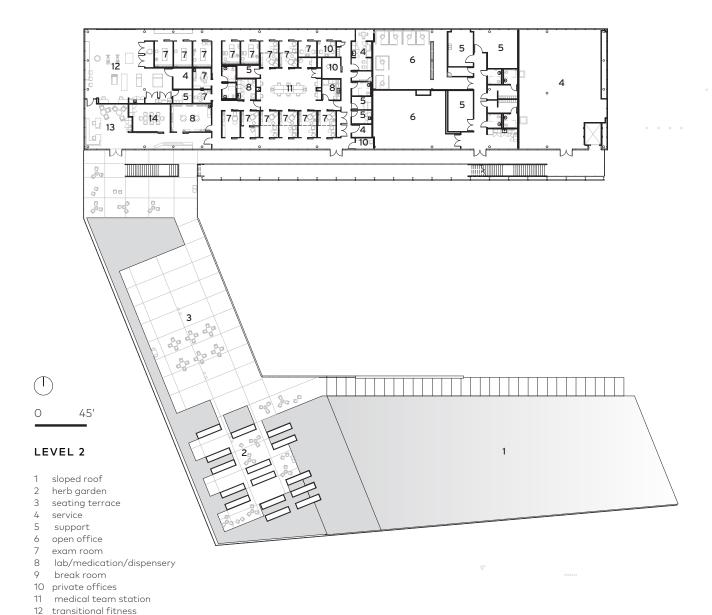
#### DAYLIGHT

- 1 narrow floor plate to moximize natural ventilation and daylight penetration.
- 2 full glazing to maximize diffused northern daylight.
- 3 angle of sun in the summer.
- 4 angle of sun in the winter.
- 5 horizontal louvers shade south daylight and reflect diffused light deep into the space.
- 6 light sensor
- 7 unobstructed views out
- 8 daylight responsive artificial ligthing

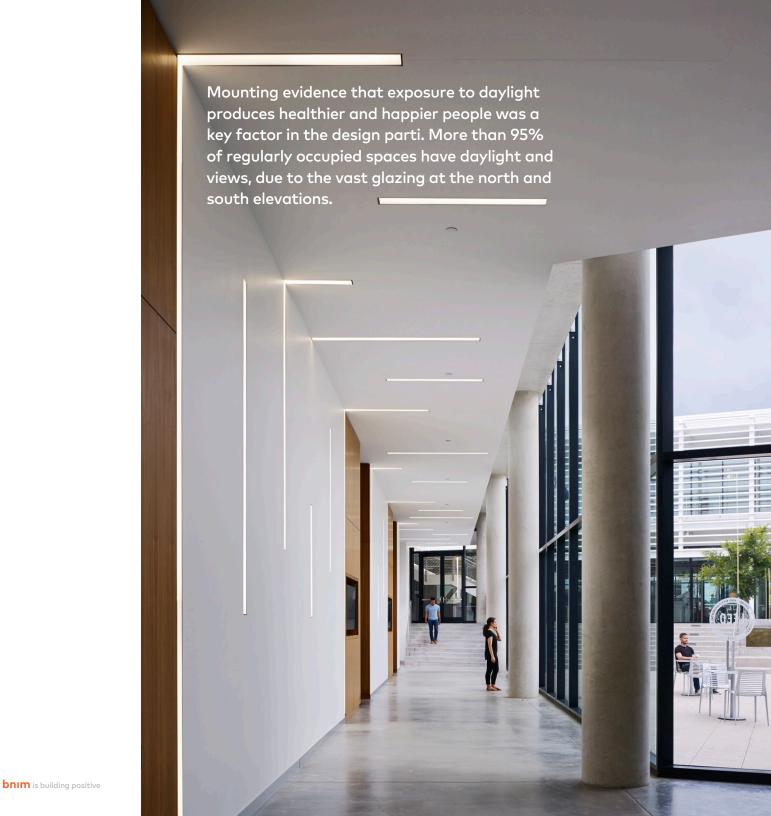


#### NATURAL VENTILATION

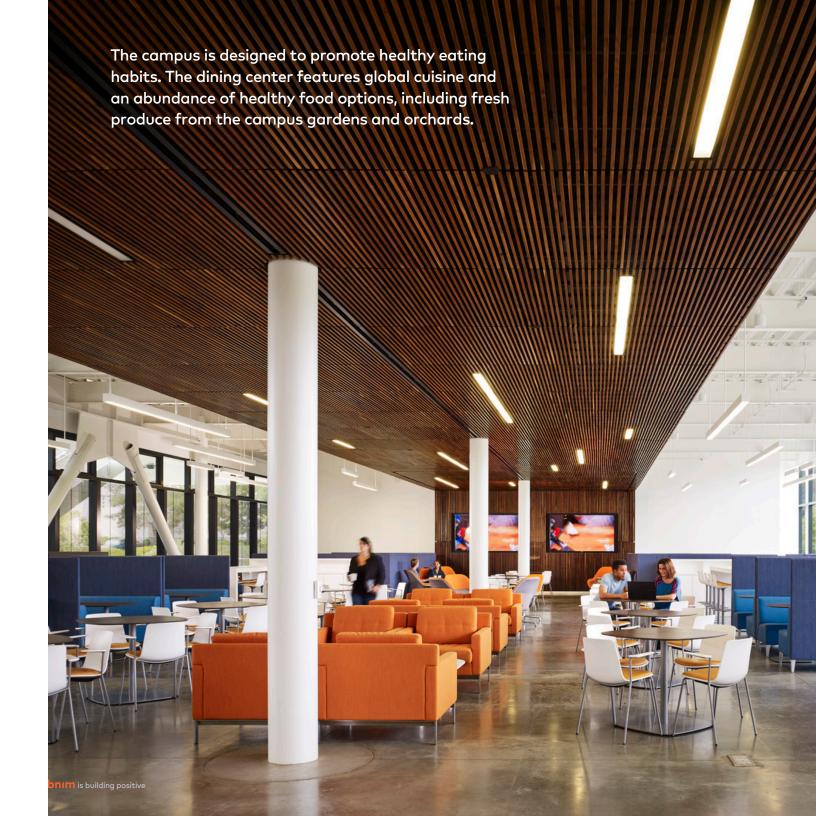
- 1 narrow floor plate maximizes natural ventilation
- 2 operable windows facilitate natural ventilation
- 3 ceiling fans circulate air
- 4 cross natural ventilation



13 lobby14 innovation hub

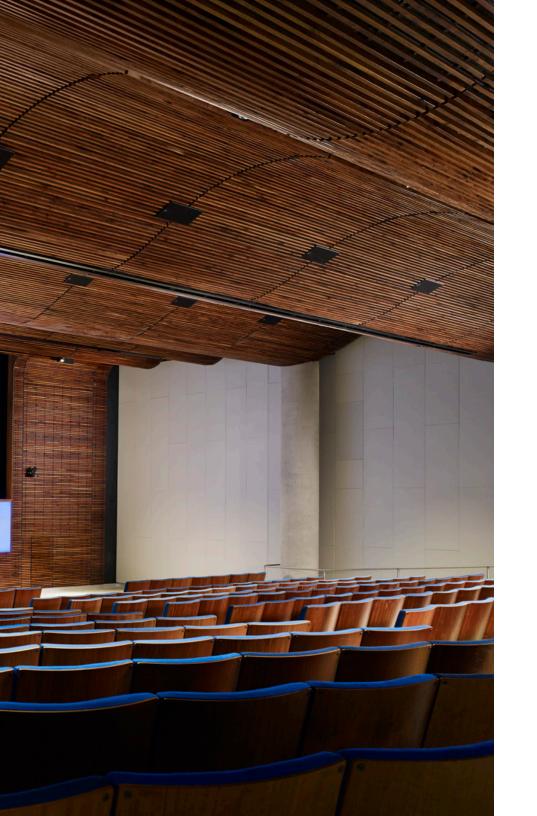
























## CAMPUS SITE PLAN

- 1 main courtyard
- 2 east courtyard
- 3 exterior meeting zones
- 4 interior courtyard
- 5 grand stair
- 6 exterior stair
- 7 bike storage
- 8 collaboration terrace
- 9 bioswale
- 10 modular wetlands
- 11 breakout meeting spaces
- 12 fountain
- 13 herb garden
- 14 north dining terrace
- 15 dining terrace
- 16 rooftop event space
- 17 green roof
- 18 athletic sports field
- 19 basketball court
- 20 campus composting station
- 21 urban garden
- 22 orchard
- 23 bocce court
- 24 central meadow
- 25 electric car charging station
- 26 tesla super charging stations
- 27 shuttle stop
- 28 trail
- 29 formal courtyard



#### HEALTH AND WELLNESS AT THE PACIFIC CENTER CAMPUS

- Health and wellness were key aspects of the design objectives; connecting employees to nature, daylight, views, and connecting people to each other in creating a sense of community.
- Mounting evidence that exposure to daylight produces healthier and happier people was a key factor in the design parti. More than 95% of regularly occupied spaces have daylight and views, due to the vast glazing at the north and south elevations.
- The Research + Development Building is one of the largest buildings in the country to integrate natural ventilation into all areas of the workplace.
- Tobacco use is banned throughout campus, except for three designated smoking areas on the entire campus.
- The campus is designed to promote healthy eating habits. The dining center features global cuisine and an abundance of healthy food options, including fresh produce from the campus gardens and orchards.
- As one of the design principles, access to nature was an important component of the design of the campus. The campus features a variety of outdoor spaces, including both sun-filled and shaded spaces that allow employees to use the outdoors year-round.

- The social aspects of the workplace foster a healthy workplace and form "the core" or "the hub" where employees from various points of the campus can exchange ideas, get to know one another, and grow a trusting and sustainable culture.
- To maintain healthy indoor environmental quality, all materials used for the interior of the buildings comply with stringent LEED criteria and has captured a minimum of 12 out of 15 possible points in each building by implementing increased ventilation, low-emitting materials, and controllable daylight systems.
- In both new buildings, the stairs became a prominent design element, actively connecting the campus grounds to the buildings. In the six-story Research + Development Building, six daylit stairs enhance the user experience and promote healthy living alternatives. Out of the six, two staircases are completely open to outdoors and both of them land at exterior courtyards. Furthermore, the stairs are located at the ends of the building where the daylit perimeter circulation lead to the stairs, and the location of the stairs are enhanced by colorful super-graphics inspired by biophilia and movement in nature.
- The campus takes advantage of a variety of outdoor spaces, including recreational play areas, sports fields, meeting and collaboration spaces, and places for exercise, meditation, and recharge.

