

ANew

Transforming Modernist Architecture

bnim

ABOUT BNIM

BNIM is an innovative leader in designing high performance environments. BNIM's instrumental development of the USGBC, LEED, and the Living Building concept, combined with projects, methods, and research, shaped the direction of the sustainable movement. Through this involvement, the firm has redefined design excellence to elevate human experience together with aesthetics and building performance. In practice, this multifaceted approach to design excellence has yielded national acclaim, including the AIA National Architecture Firm Award, and consistent design recognition nationally and internationally. BNIM is **Building Positive**, a notion that describes how our practice leverages its collective capacity for design thinking to solve issues at every scale in a way that is focused on building the positive attributes of community and the built environment. Through an integrated process of collaborative discovery, BNIM creates transformative, living designs that lead to vital and healthy organizations and communities.

ANew

Transforming Modernist Architecture

FEATURED PROJECT

American Enterprise Group National Headquarters

DES MOINES, IA





154,000 SF
Completion in 2015
LEED Gold Certified

The American Republic Insurance building, home to American Enterprise Group (AEG), stands as likely the first concrete and glass modernistic corporate office building constructed in Des Moines, and nationally as one of the early Skidmore, Owings and Merrill (SOM) architect Gordon Bunshaft corporate concrete and glass commissions. SOM has been recognized as the leading corporate architectural design firm of the post-World War II era. The building's associations with SOM further elevate its significance.

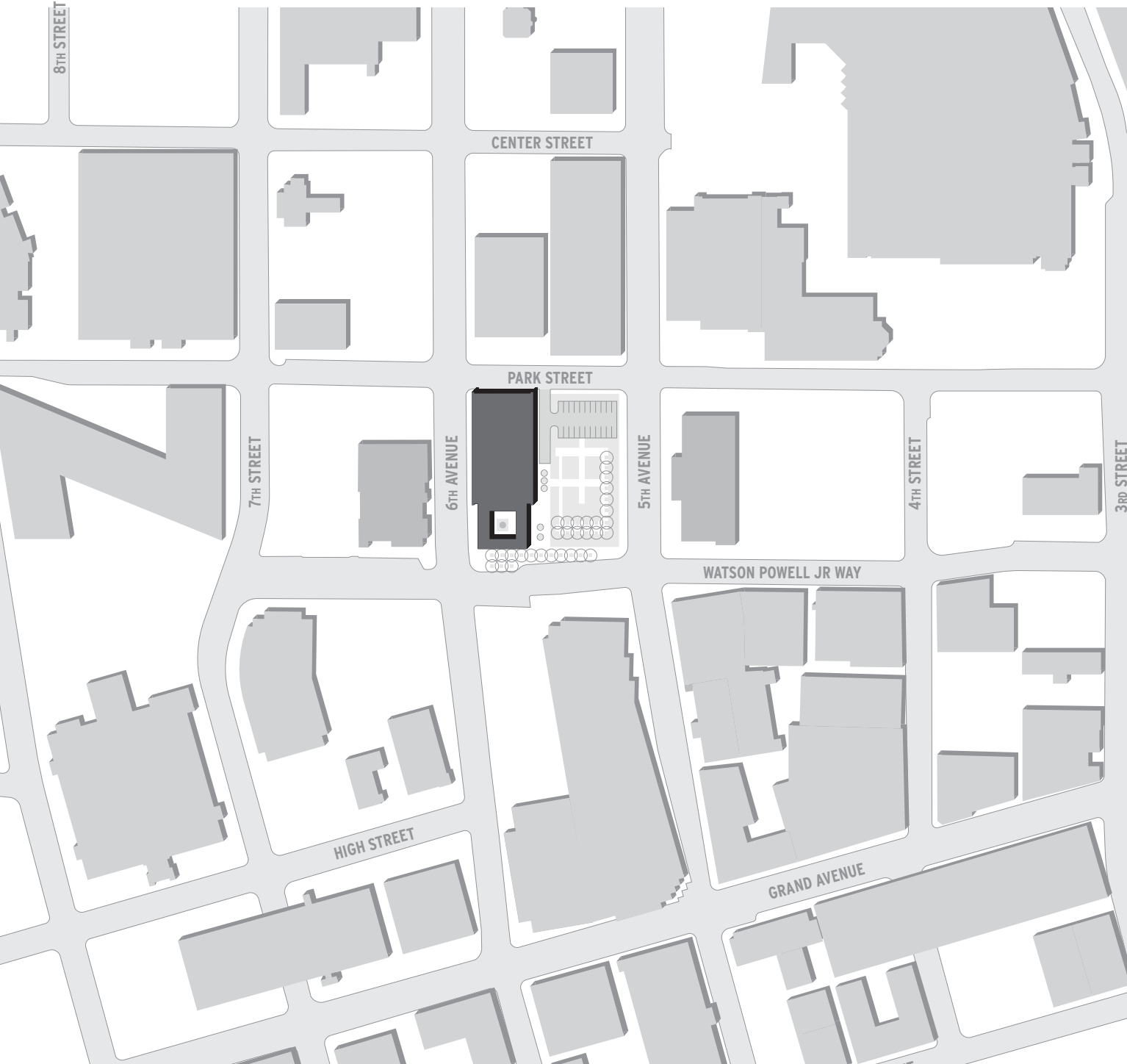
The building's structural elements also serve as the main architectural elements, which flow from exterior to interior. Some of the design innovations include an upper-story tower supported on steel hinges that appears to float over a light-filled second-story; 90-foot prestressed precast reinforced concrete 'T' beams that are expressed on the tower's exterior and interior; solid east and west concrete walls with recessed tinted window walls on the north and south elevations to reduce glare and air conditioning loads while providing ample natural light within the large workspaces.

Preserving the significant architectural and cultural characteristics of the building was of utmost importance during the renovation. BNIM approached the renovation with the intent that its work would be nearly impossible to detect. The effort has been referred to as an "invisible rehabilitation," a testament to the consideration given to the building's defining features.



0 40'

SITE PLAN





DEFINING CHARACTERISTICS

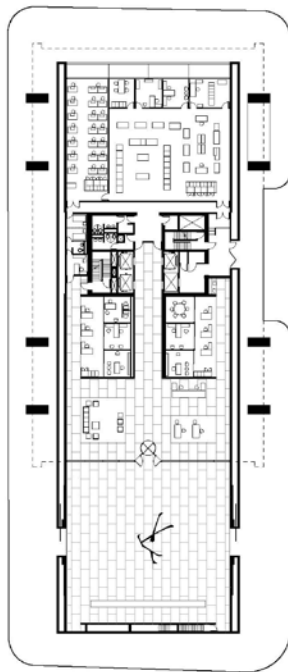
- Recessed window walls with warm gray solar bronze-tinted glass
- Building systems integrated within exposed precast concrete "T" ceiling structure
- Freestanding reinforced central core and uninterrupted clear span
- Exquisitely detailed executive suites with custom furniture

Original Computer Room (above); Lobby (below) - 1966

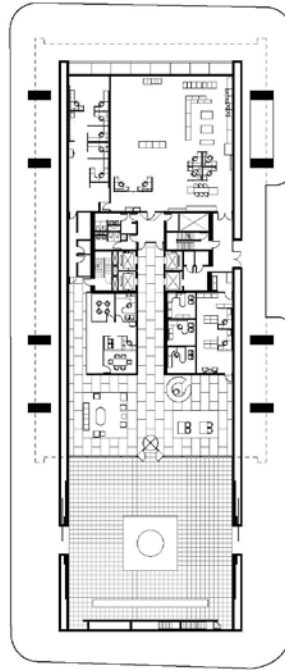


BUILDING FLOOR PLANS

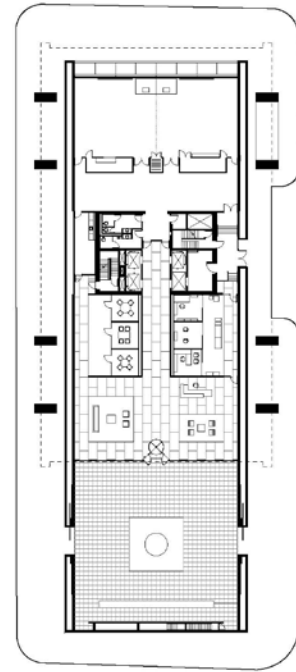
The following floor plans illustrate the original design (1965), existing conditions (2014) and the innovative rehabilitations (2015) that increase workplace performance and life-safety while preserving the original design intent.



1965



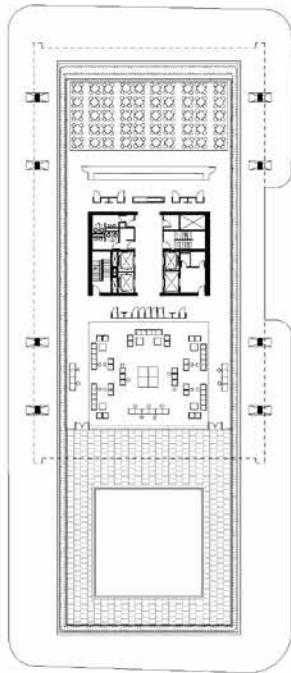
2014



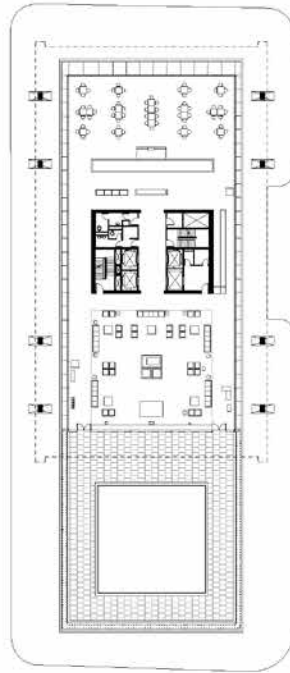
2015

ENTRY LEVEL

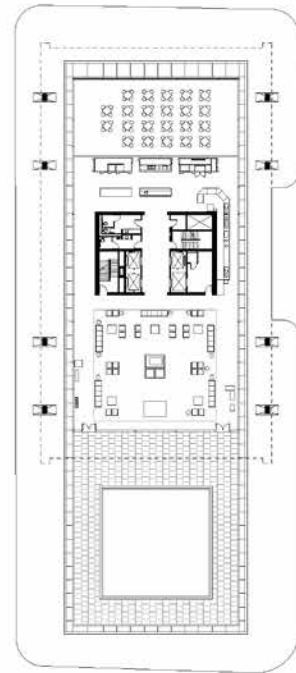
provided an entrance courtyard, lobby, minimal private offices and large computer room with support space.



1965



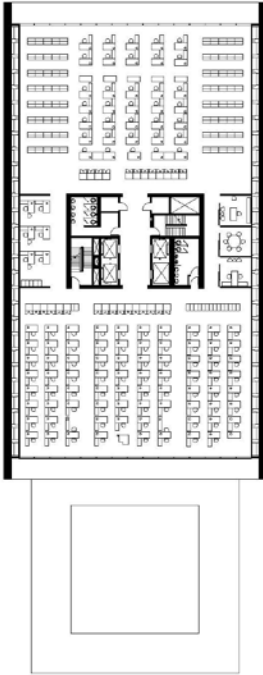
2014



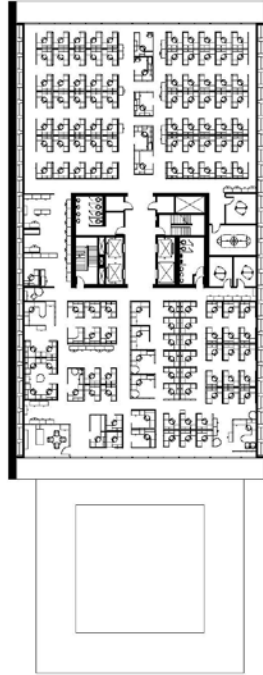
2015

LEVEL 2

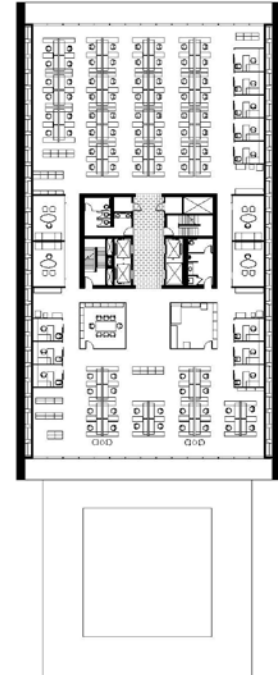
provided a dining area served by the lower level kitchen, lounge and an exterior deck



1965



2014



2015

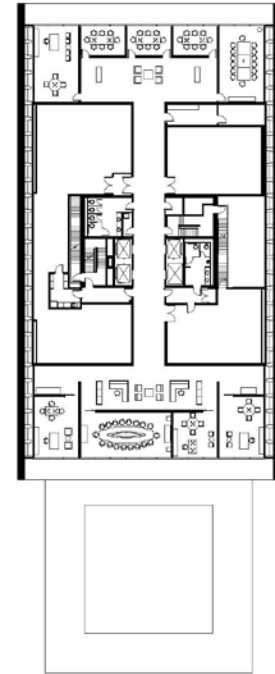
LEVELS 3 - 7 provided enclosed offices and conferencing areas adjacent to the center building core and open flexible work space to accommodate large expanses of desks.



1965

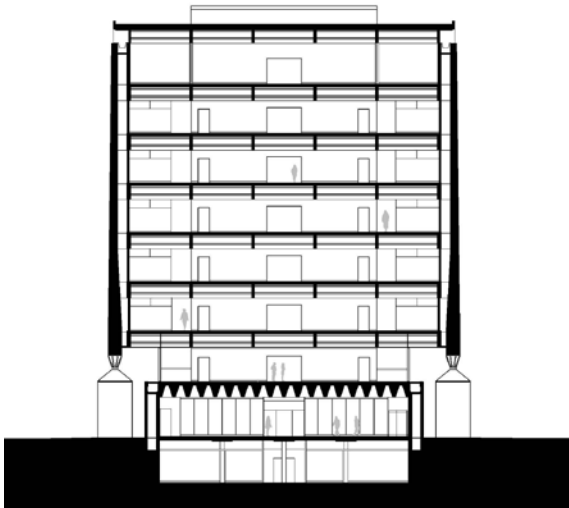


2014

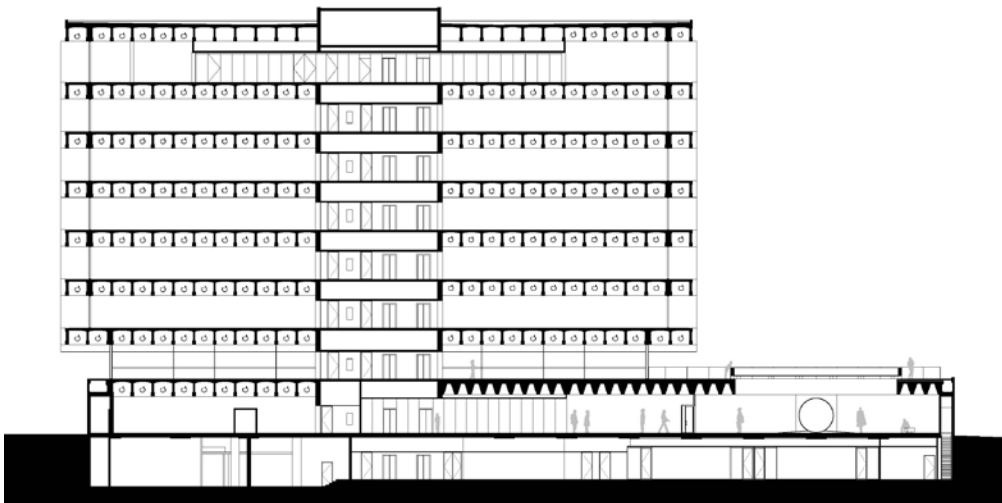


2015

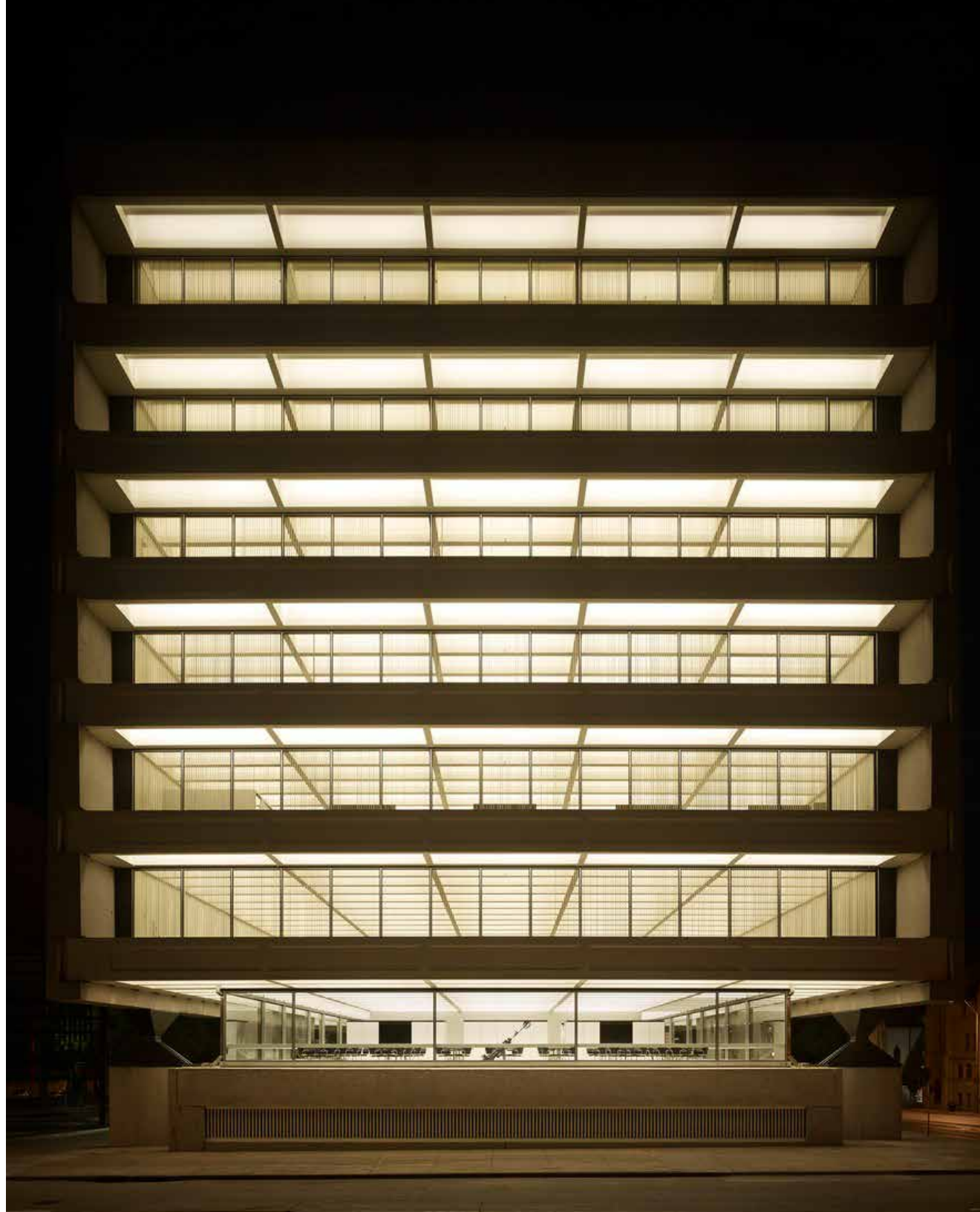
LEVELS 8 provided leadership offices, administrative support and conference rooms. The mechanical system for Levels 2-8 are located on Level 8. Vertical ductwork is distributed through a continuous cavity along the east and west walls to serve the exposed perforated ductwork. The Entrance, Lower Level, and part of Level 2 were served by a mechanical room in the north half of the Lower Level



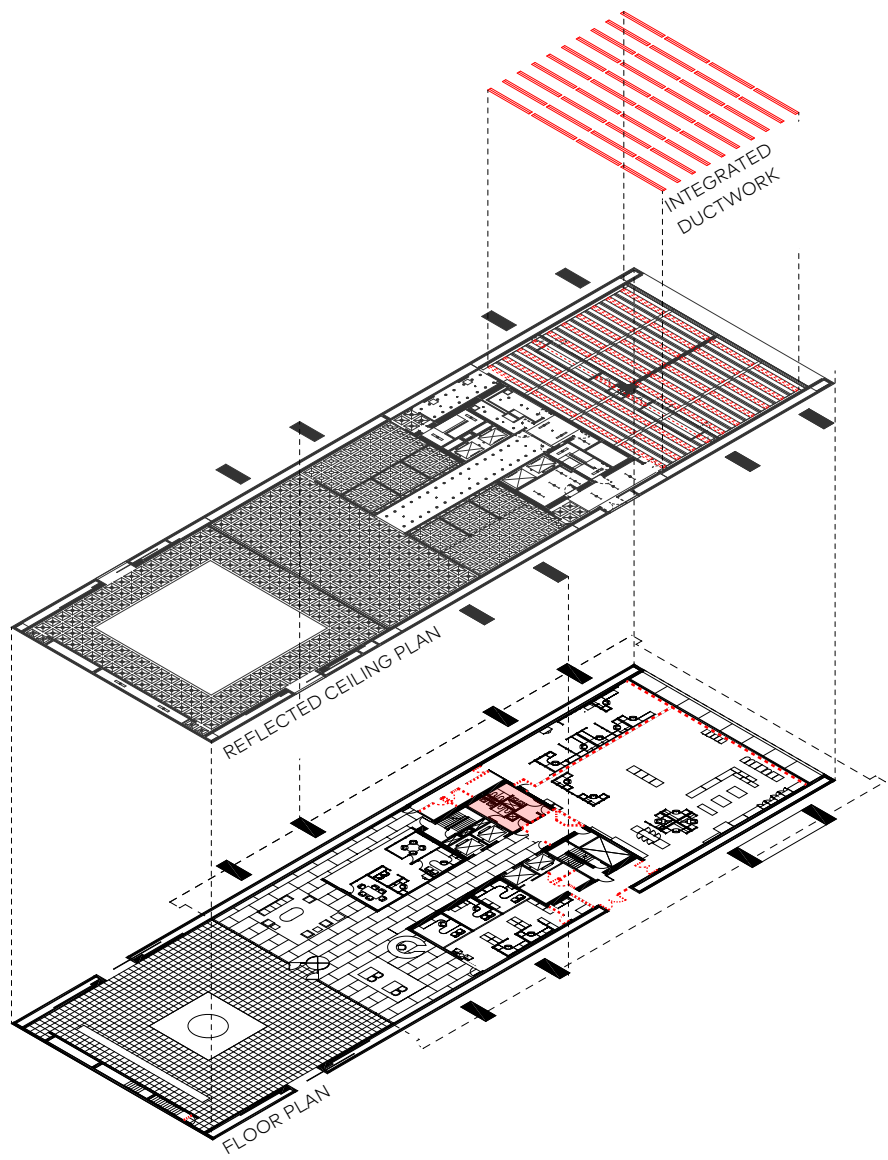
BUILDING SECTION
LOOKING NORTH



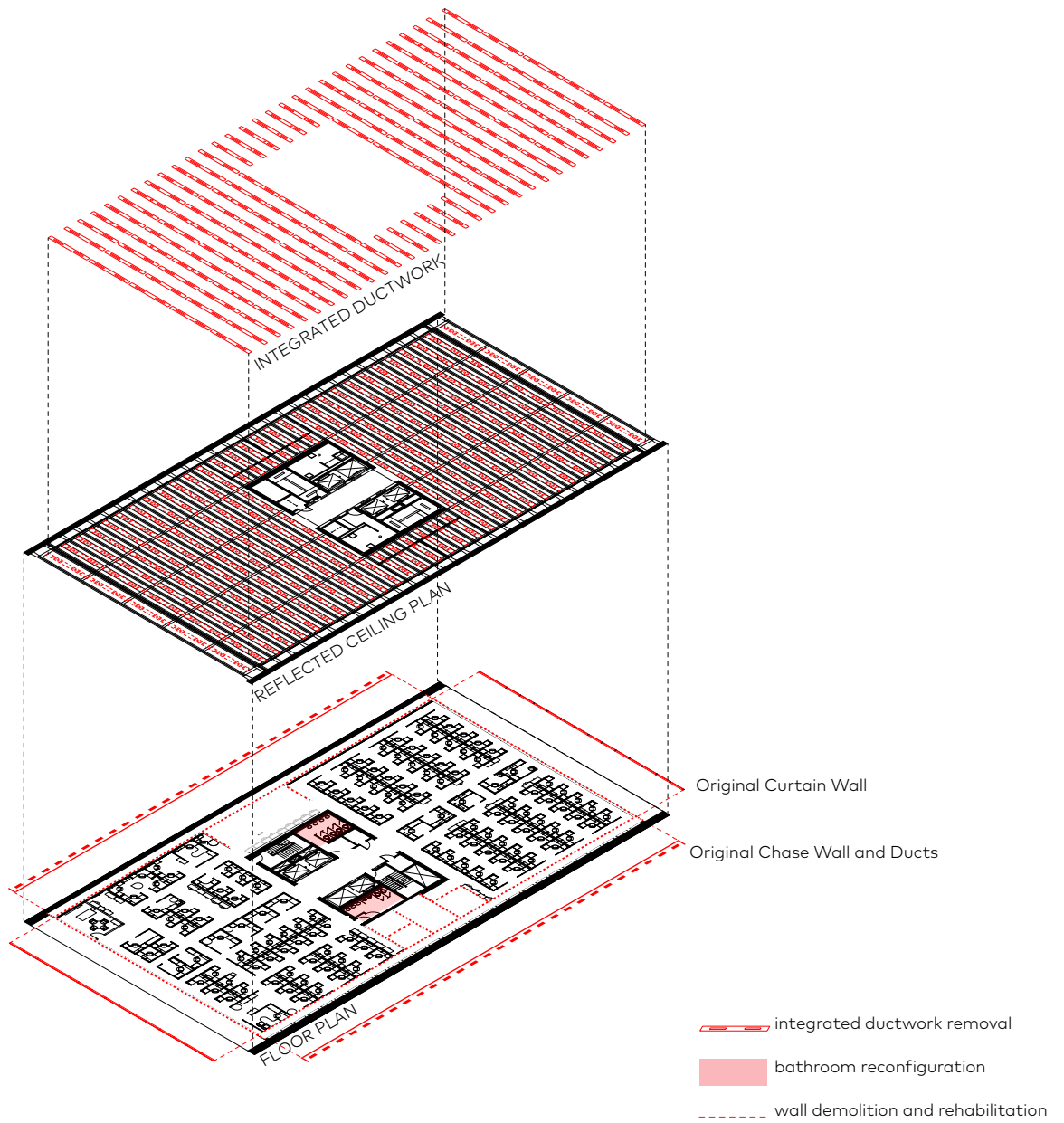
BUILDING SECTION
LOOKING EAST



DEMOLITION STRATEGY



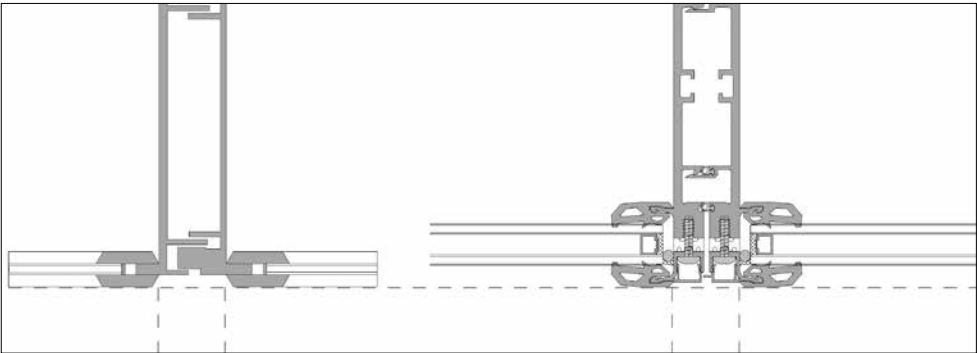
Entry Level Demolition Diagram



Levels 3-7 Demolition Diagram



KEY INNOVATIONS

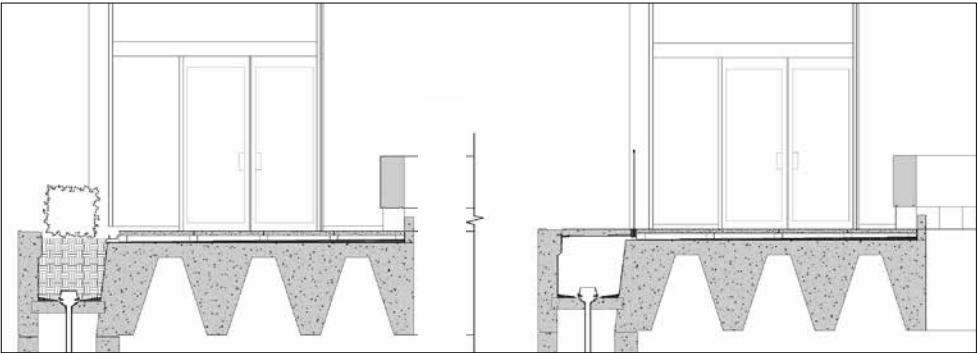


1965 MULLION

2014 MULLION Replacement of glazing system on Level 3 - 8 with a custom frame to match the dimensions and finish of the original aluminum system and glass color that incorporated a thermal break frame and accommodated insulated glass.

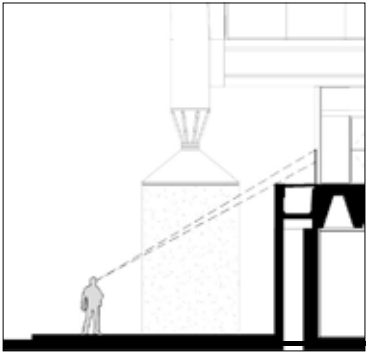


MOCK-UP OF NEW GLAZING SYSTEM

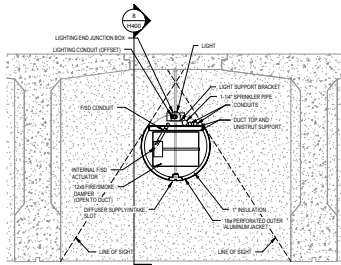


1965 GUARDRAIL

2014 GUARDRAIL Modifications included the removal of the existing hedge and installation of a new guardrail to comply with current building codes.

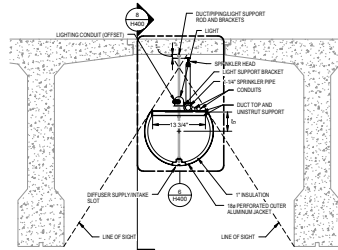


SIGHTLINES



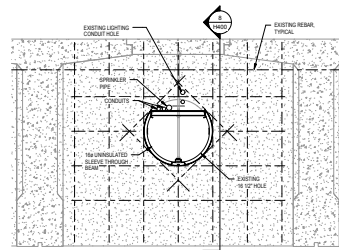
1 SECTION AT FIRE/SMOKE DAMPER

1' - 1'-0" RE: 1/4\"/>



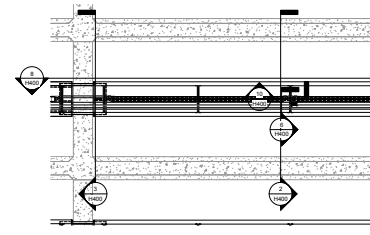
2 DUCT MID SECTION

1' - 1'-0" RE: 1/4\"/>



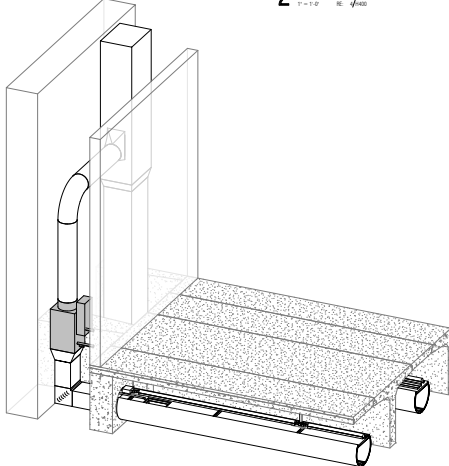
3 HOLES THROUGH STRUCTURAL BRACING

1' - 1'-0" RE: 1/4\"/>



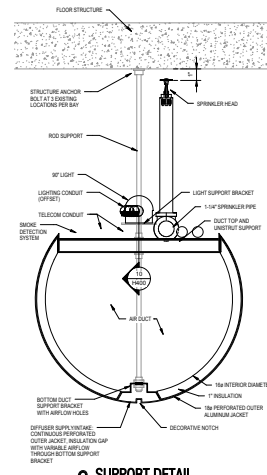
4 DUCT/BEAM PLAN VIEW

12' - 1'-0" RE: 1/4\"/>



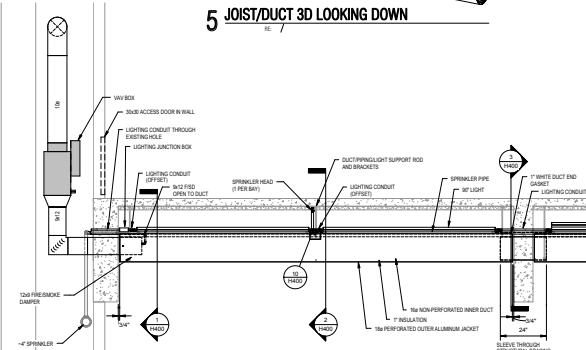
5 JOIST/DUCT 3D LOOKING DOWN

1' - 1'-0" RE: 1/4\"/>



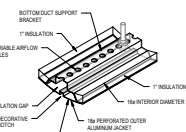
6 SUPPORT DETAIL

3' - 1'-0" RE: 1/4\"/>



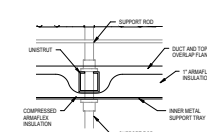
8 JOIST/DUCT SIDE SECTION

12' - 1'-0" RE: 1/4\"/>



9 LOWER SUPPORT 3D VIEW

1' - 1'-0" RE: 1/4\"/>



10 DUCT UNISTRUT DETAIL

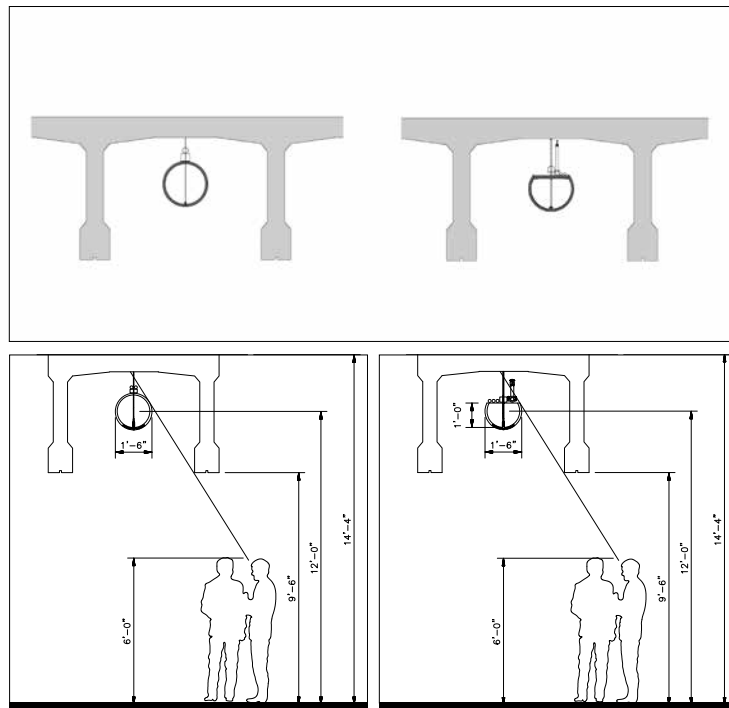
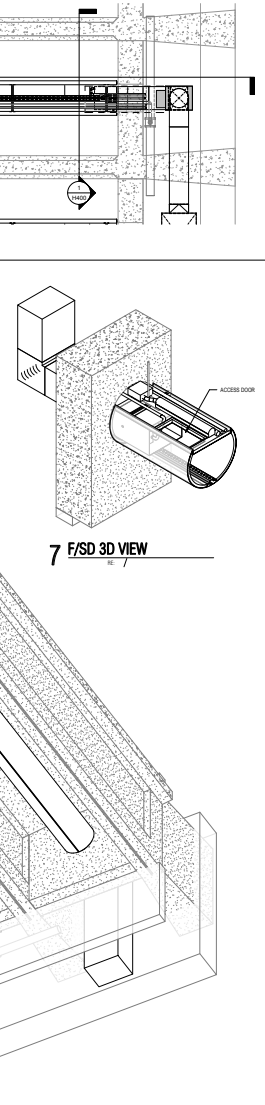
1' - 1'-0" RE: 1/4\"/>

11 DUCT/BEAM 3D LOOKING UP

1' - 1'-0" RE: 1/4\"/>

REDESIGNED INTEGRATED DUCT SYSTEM

Round perforated ductwork originally designed to provide supply and return air, acoustical treatment and a support to conceal the original fluorescent light fixtures. The redesigned duct system integrates modern versions of those essential components while including systems for current information technology and a life-safety system (conduits for telecom, integrated fire detection and sprinkler system are seen below).



Existing duct section sight lines

Proposed duct section sight lines





8th Floor Lobby - Original condition (1966)

8th Floor Lobby - Rehabilitated



Construction (2015)





Reinstallation of modified ductwork

The precast concrete "T" and cast-in-place coffered floor structure is exposed and is one of the defining characteristics of the building. The building heating, ventilating, air conditioning and lighting systems complete the typical ceiling structure and architectural expression creating a glowing series of coffers of light.









BEAUTY

A majority of the original furnishings were selected or custom designed by Bunshaft and SOM. A number of these pieces, including custom desks, were restored and continue to be used in harmony with new, open office workstations selected and designed by BNIM that preserve access to daylight and views and provide modern workplace amenities. The new workstations address human health and evolving workplace standards, giving employees the flexibility to stand or sit while they work as desired. In keeping with the original minimal design, BNIM incorporated custom sliding glass door office enclosures in the position of the original offices.

The original building meshed together workplace and AEG's impressive art collection, the collection of which was initiated with the design of the building — a museum within an office. The renovated space keeps the art as an integrated part of the experience. BNIM collaborated with AEG on providing new wall surfaces and substrates for the reinstallation of the art.



Before the renovation, the AEG building was consuming

171

kBtu/sf/year and had 2 thermostats controlling the entire system

Following the renovation, the project is modeled to operate on

59.2

kBtu/sf/year, representing a landfill

65%

energy savings - projected annual savings of \$100,000

Almost

230

thermostats now control the building's systems, giving each quadrant on each floor the ability to change temperatures







The revitalization of the American Enterprise Group (AEG) National Headquarters is an “invisible rehabilitation.” Since the building was completed in 1965, the owner had consciously respected its defining characteristics. However, over the next 50 years of occupancy, a number of its finishes and materials deteriorated, and its building systems were outdated and problematic. BNIM completed a complex renovation of the concrete structure while maintaining the building’s original integrity. The original concepts and characteristics that distinguished the building were preserved and augmented with energy efficient systems. Replacing these systems required substantial demolition of walls and finishes, including the exquisitely detailed executive suites, which were then meticulously reconstructed. Following the renovation, AEG’s art collection remains an integral part of the experience.

SELECT AWARDS

2017 MODERNISM IN AMERICA, CITATION AWARD

Docomomo US

2017 THE AMERICAN ARCHITECTURE AWARD

The Chicago Athenaeum: Museum of Architecture & Design &
The European Centre for Architecture Art
The American Architecture Award

2017 MERIT AWARD, EXCELLENCE IN ARCHITECTURE

AIA Iowa

2016 GOOD DESIGN IS GOOD BUSINESS

Architectural Record

2016 HONOR AWARD

American Institute of Architects (AIA)

2016 HONOR AWARD, EXCELLENCE IN ARCHITECTURE

AIA Kansas

2015 HONOR AWARD

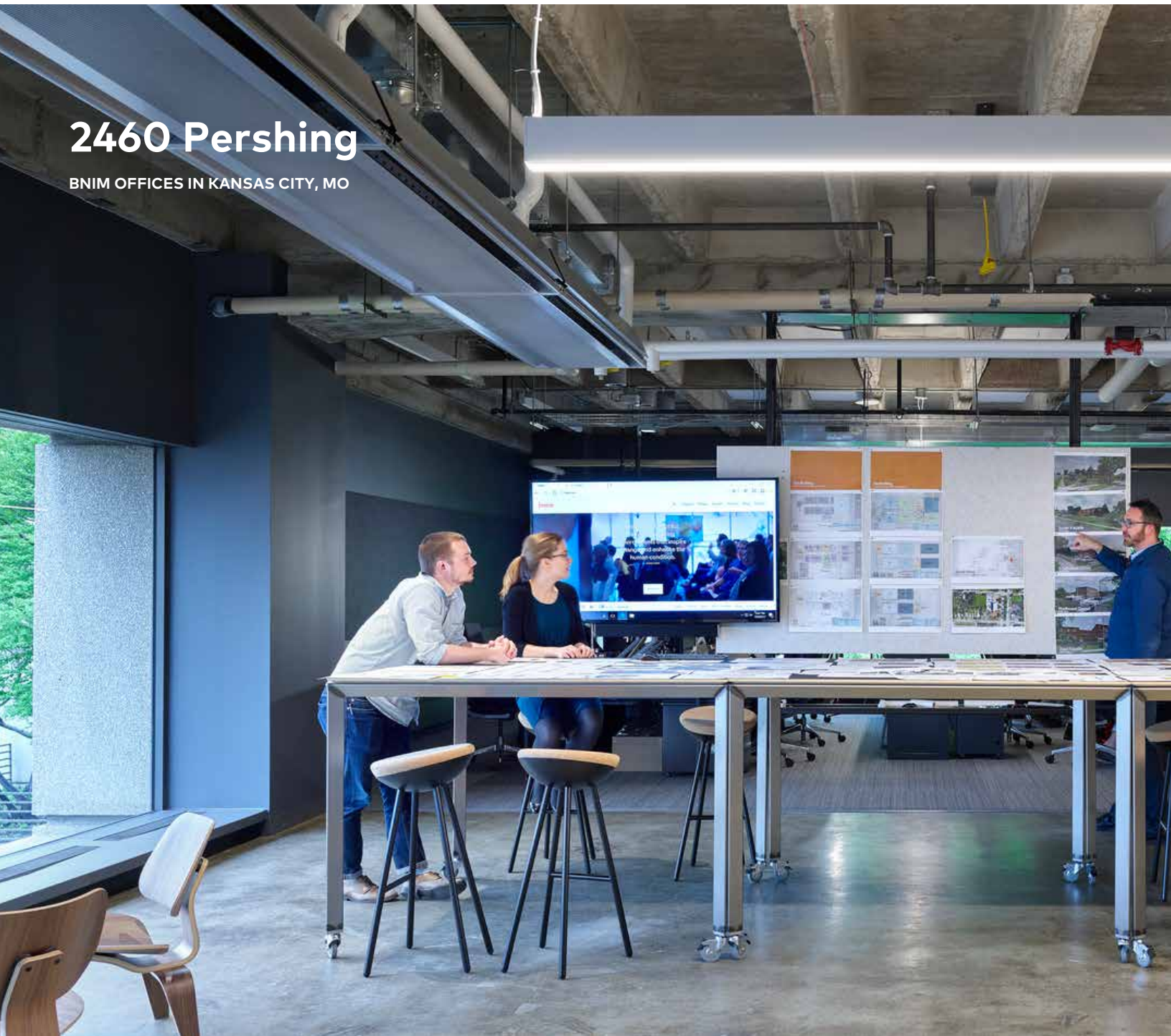
AIA Kansas City

2015 HONOR AWARD, HISTORIC PRESERVATION OR ADAPTIVE REUSE

AIA Central States Region

2460 Pershing

BNIM OFFICES IN KANSAS CITY, MO





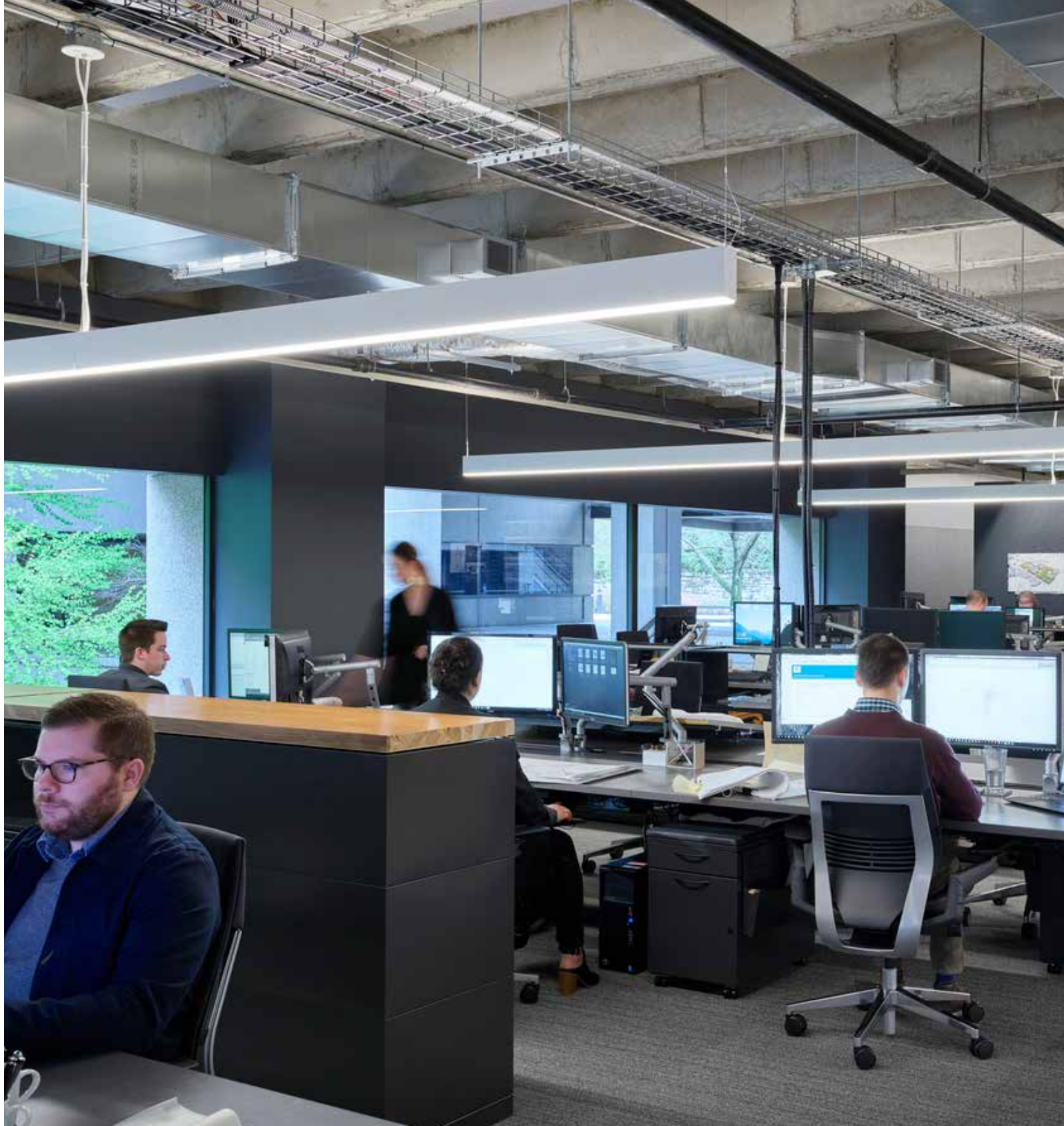
The interior renovation of 2460 Pershing revitalized the iconic 1970s massive brutalist structure into a modern work environment that is a replicable model for transformative workplace design. Large windows expose views over Kansas City's Crown Center commercial complex and landscaped grounds.

Workspaces were designed with collaboration and creativity in mind. A large central space spans two studio zones, where teams can meet and utilize various forms of technology to work collaboratively on projects. A total of 15 conference rooms provide spaces for all needs, from secluded areas to work individually to a maker space for prototyping and testing models under a variety of lighting conditions.

Much of the renovation involved exposing the details and bones of the structure, integrating features of the building's past in its new, modern form. The ceilings are open, revealing the HVAC systems and beams, and a polished concrete floor minimizes the environmental impact of installing new materials. These strategies align with Crown Center's environmental commitment, including recent completion of 2015 goals achieving 39% energy reduction, 25% water reduction and 61% waste reduction.

21,130 SF
Completion in 2017



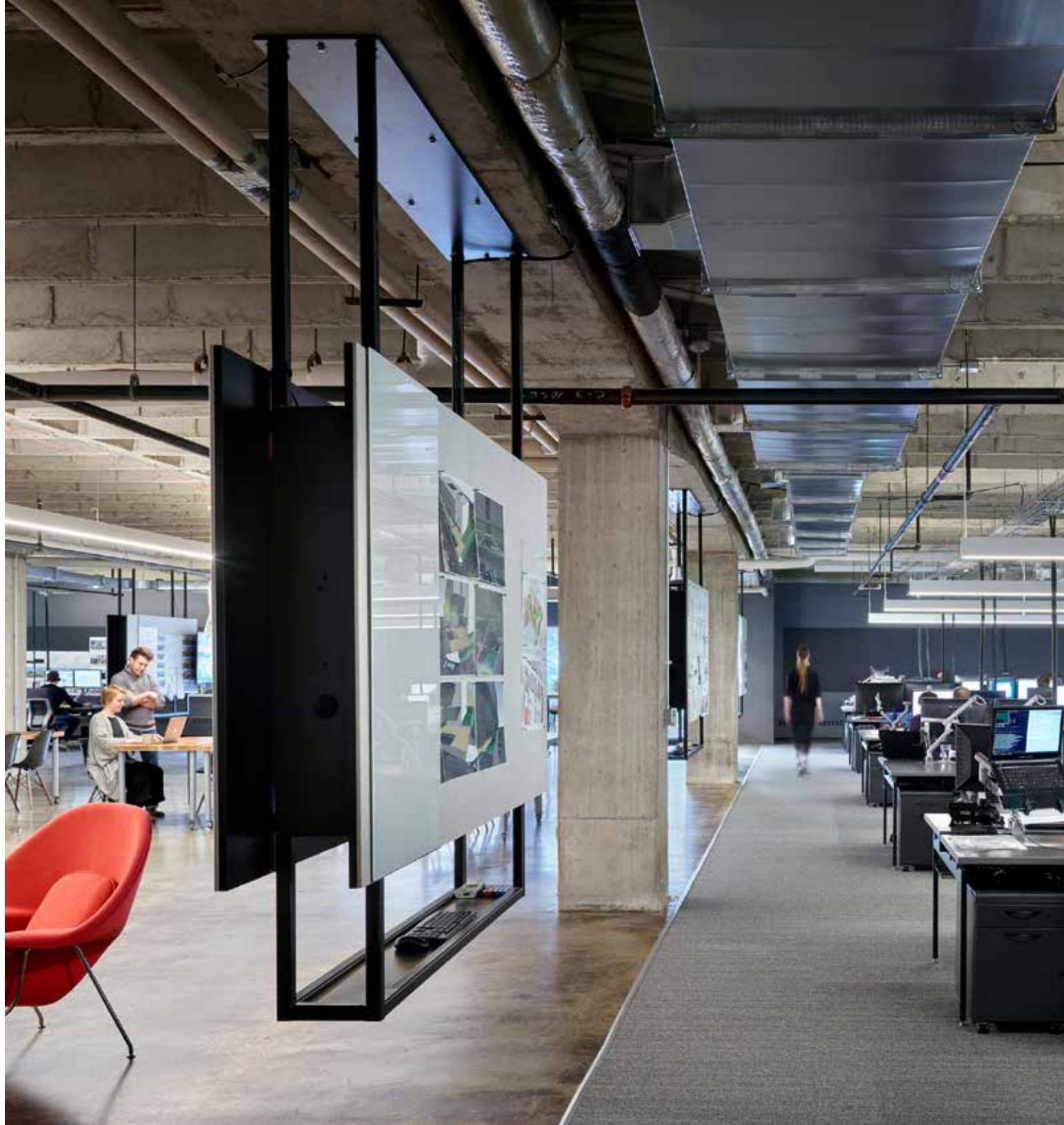




BNIM continues to work with Crown Center to build a new, extroverted model for the mid-century corporate campus that fosters innovation and collaboration among interdisciplinary tenants. This transformation takes a human-purposed approach to the workplace, providing new amenity spaces to a previously lease-driven layout. BNIM is currently working on a day-lit conference room for the campus and a retail location for a local coffee chain startup.



Existing conditions, 2016



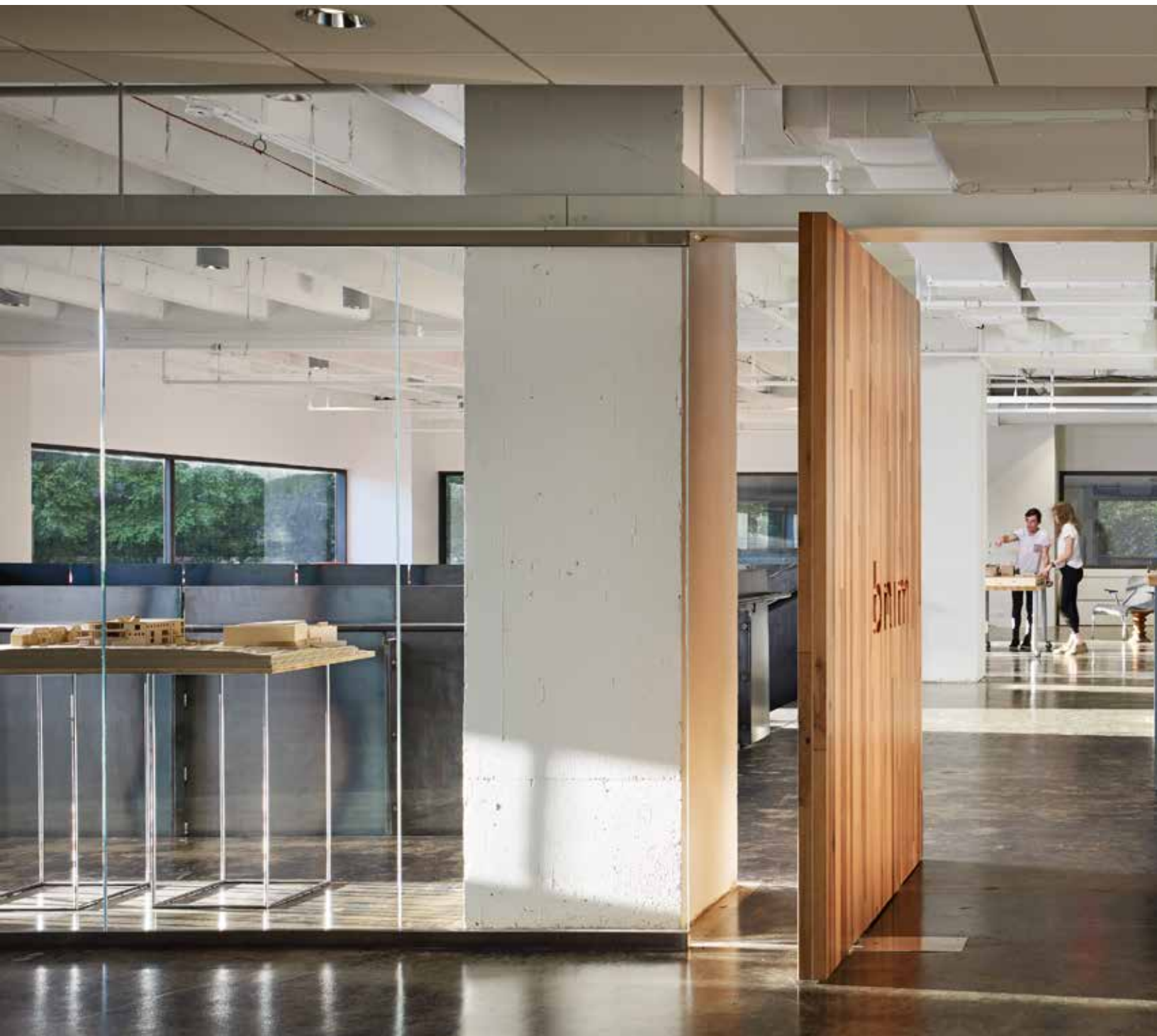


















Meredith Hall Feasibility Study

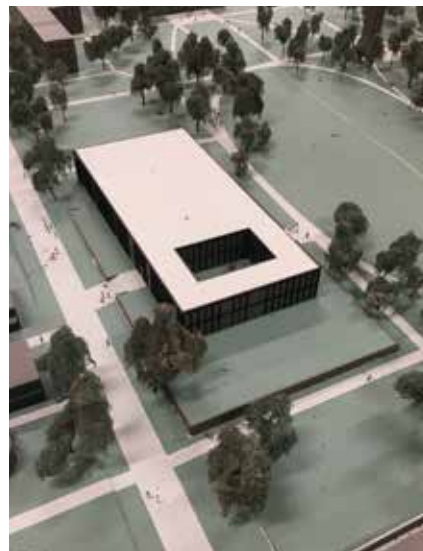
DRAKE UNIVERSITY
DES MOINES, IA

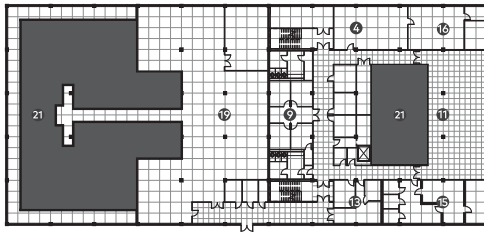




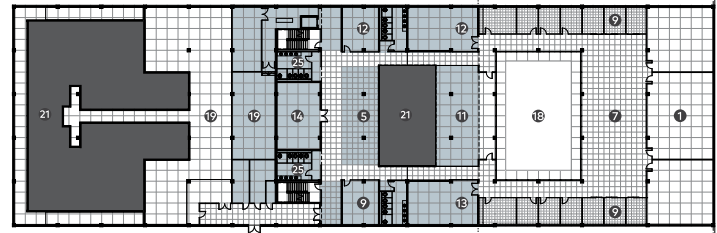
This study will determine what is possible given the needs of users within the department of Journalism and Mass Communication. Meredith Hall is a historically significant building designed by renowned modernist architect Mies Van Der Rohe in 1963. While Drake values the character and history of the structure, energy efficiencies do not meet modern needs and desired modes of learning, collaboration, and interaction are not currently supported. BNIM was selected due to unique expertise in both historic structures and student-centered environments. The study will envision options for renovation, reconfiguration and addition, with the primary goal of serving the users of the space and the future of the University.

68,600 SF
Study Completed in 2017

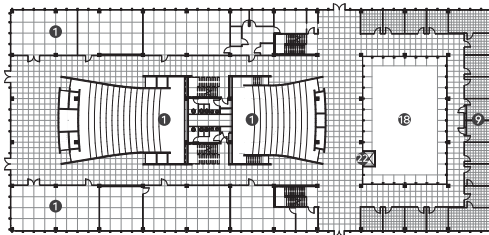




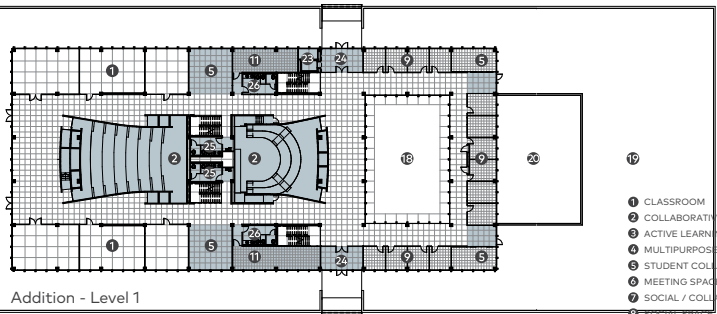
Existing - Basement



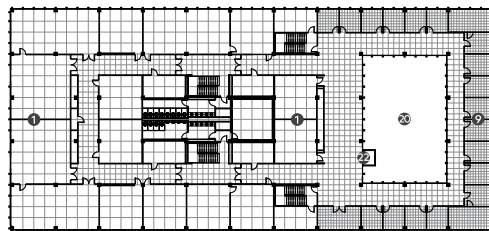
Addition - Basement



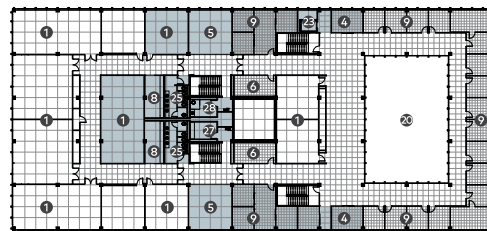
Existing - Level 1



Addition - Level 1



Existing - Level 2

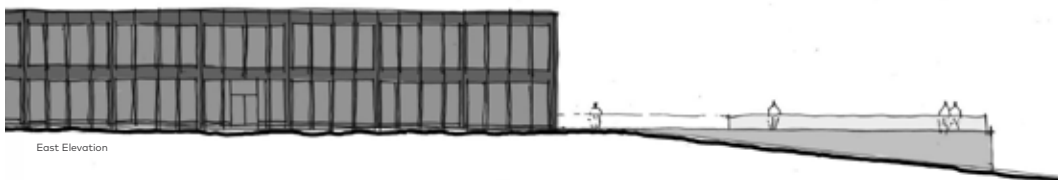


Addition - Level 2

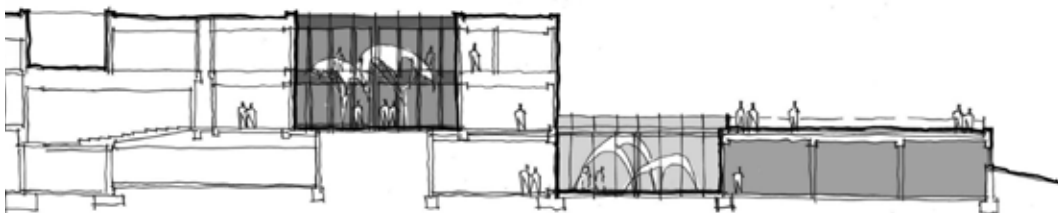
- 1 CLASSROOM
- 2 COLLABORATIVE LECTURE HALL
- 3 ACTIVE LEARNING CLASSROOM
- 4 MULTIPURPOSE SPACE
- 5 STUDENT COLLABORATION
- 6 MEETING SPACE
- 7 SOCIAL / COLLABORATION
- 8 SOCIAL SPACE
- 9 OFFICE SUITE
- 10 DIGITAL MEDIA LAB
- 11 NEWSROOM / STUDIO
- 12 STUDENT PUBLICATION
- 13 RADIO BROADCASTING
- 14 MEDIA SCREENING
- 15 PRODUCTION
- 16 POST PRODUCTION
- 17 GREEN OCCUPIED ROOF
- 18 COURTYARD
- 19 MECHANICAL
- 20 OPEN TO BELOW
- 21 UNEXCAVATED
- 22 EXISTING ELEVATOR POST-1965
- 23 ELEVATOR LOCATION (NEW)
- 24 VESTIBULES (NEW)
- 25 RENOVATED RESTROOMS
- 26 RESTROOMS (NEW)
- 27 LACTATION (NEW)







East Elevation



Section Looking West

Des Moines Design Studio

BNIM OFFICES IN DES MOINES, IA



This collaborative office environment was designed to accommodate BNIM's expanding architectural practice in an existing street level urban office building located in the Central Business District of Des Moines, Iowa. While the work stations are relatively fixed, the organization of the spaces, the communal tack wall and open conferencing areas provide for flexibility and sharing of ideas and concepts. Designed initially to provide work areas for 14, the space can comfortably accommodate 18 work areas for future growth. Few walls subdivide the space providing a volumetric environment that can be adapted and changed as working methodologies change over time.

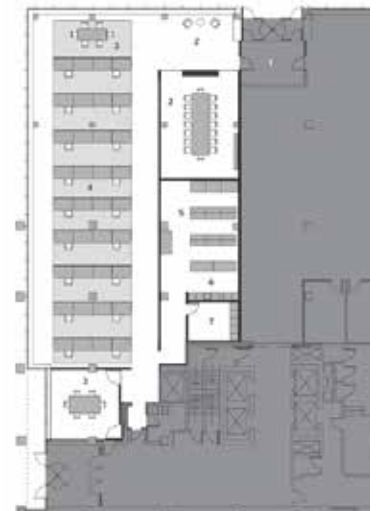
Collaboration and communal space is provided at each work area, at the tack wall, in open conference rooms and in the storage and coffee area. Work stations and the conversation table in the coffee area are designed at standup or tall stool height to easily accommodate spontaneous and scheduled conversation, discussions, critiques and interchange.

Taking advantage of the north and west floor-to-ceiling windows, work areas are held back to allow all to have access to views and to maximize comfort and daylighting opportunities. The office functions well during periods of intense sun and on overcast days.

Reuse of existing office space that had been vacant for 10 years contributes to the sustainable characteristics of the design.

5,500 SF
Completion in 2012

- 1 Lobby
- 2 Entrance
- 3 Conference
- 4 Studio
- 5 Storage/Library
- 6 Kitchen
- 7 Model Shop





Existing condition

Located near bus routes and within walking/ biking distance of numerous employee homes, the office helps reduce the burning of fossil fuels and carbon contributions. As tenants and strong supporters of responsible life styles, BNIM convinced the existing building owners to provide showers for bikers and runners in a remodeled common restroom facility.

This space reflects BNIM's culture by being responsible in the use of materials and resources, maximizing the use of daylighting and providing a collaborative studio infrastructure that promotes creativity, excellence, teaching and learning.







The active urban corner provides sufficient activity so as to not be a distraction to the creative staff. As a contribution to the City, the office provides a renewed sense of life and activity to a previously dormant intersection.



2013 THE AMERICAN ARCHITECTURE AWARD

The Chicago Athenaeum: Museum of Architecture & Design & The European Centre for Architecture Art
The American Architecture Award

2013 SILVER AWARD, RENOVATION & RESTORATION

IIDA Mid America
Mid-America Design Awards

2013 HONOR AWARD FOR INTERIOR ARCHITECTURE

American Institute of Architects (AIA)
National AIA Institute

2012 MERIT AWARD OF EXCELLENCE

AIA Iowa

2012 HONOR AWARD EXCELLENCE IN INTERIORS

AIA Central States Region







The Robert E. Kennedy Library at California Polytechnic State University (Cal Poly) in San Luis Obispo, originally completed in 1980, is heavily utilized by students, faculty, and the surrounding community. In 2016-217, the library received more than 1.5 million visitors, including researchers from around the world who traveled for its archival collections of manuscripts, rare books, architectural drawings, and photographs.

The five-story, 208,433 GSF Brutalist structure is in need of renovation to repair degrading infrastructure, accommodate current and future technology, increase energy and water conservation, and enhance overall functionality and flexibility for the 21st-century student experience.

Working with brightspot, BNIM is reimagining the library to achieve its 2015–2022 Strategic Plan — as a place where expertise, scholarly content, and technology come together in an experiential learning environment.

208,433 SF
Completion May 2018 (Feasibility Study)

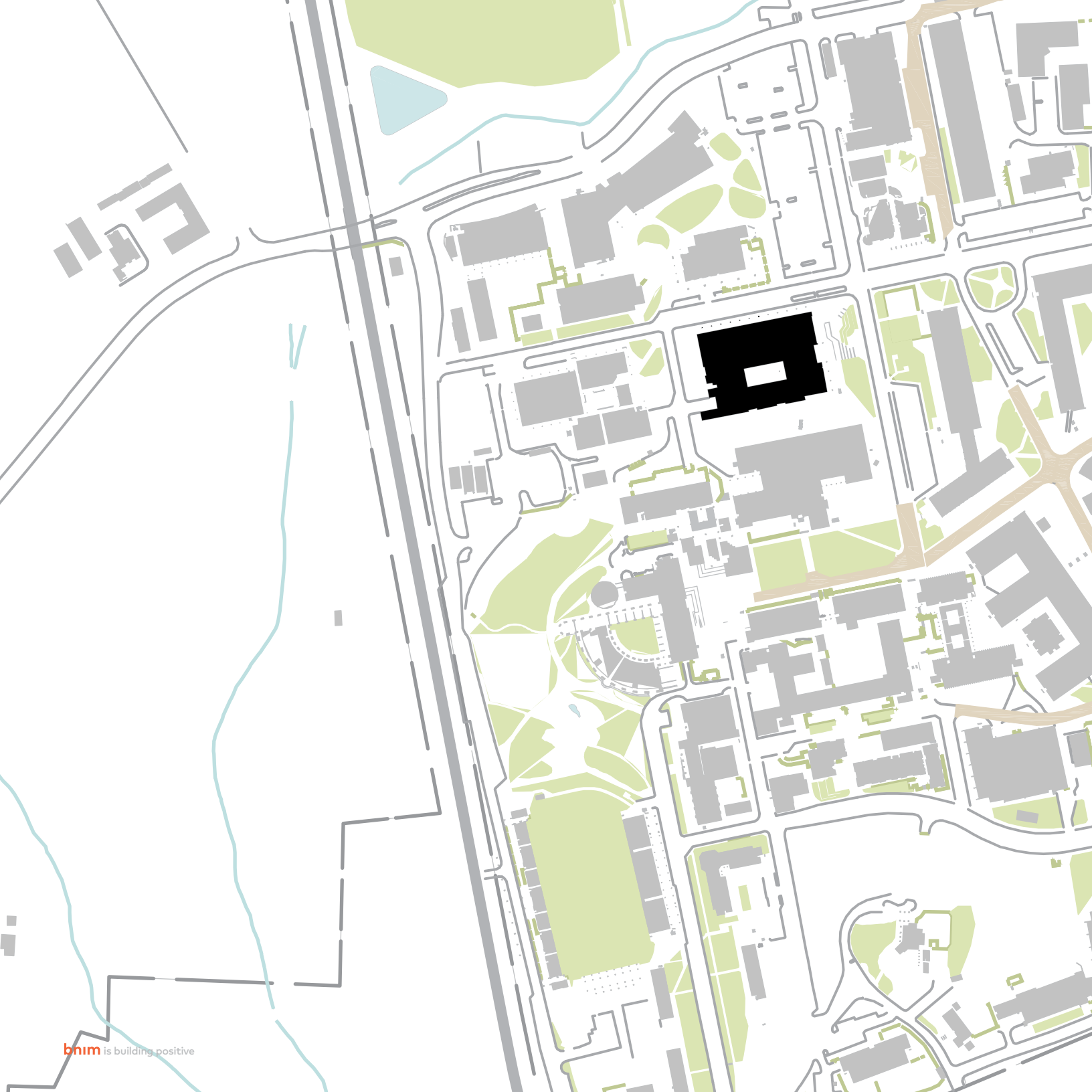
CONTEXT

The design team aims to capitalize on the facility's existing, intrinsic human-purposed design characteristics, including a central courtyard and views to the surrounding mountains. The project's temperate, coastal siting also provides opportunities for natural ventilation and daylighting, optimizing passive design strategies to achieve high-performance results and meet Cal Poly's LEED Gold design standard.





Connection to Nature - The stepped building form pays homage to the neighboring Nine Sisters mountain range.





20,000+
STUDENTS

243
ADDITIONAL
CLASSROOM SEATS

1,100
ADDITIONAL CLASSROOM
& STUDY SEATS

3,500
TOTAL SEATS

CHALLENGES AND NEEDS

The building was completed in 1980, and since that time, there had been no significant renovations. Instead, there were several interior improvements made over time, but they did not address issues that were beginning to appear as the building aged, including:

Temperature control

The windows are manually operated, but there are no controls and no humidity monitoring. Students were often uncomfortably hot inside the building, even on mild days outside.

Building systems

The elevators were too small and unreliable, and acoustics on the exposed concrete deck were poor. Additionally, there were not enough outlets for students to plug in their laptops and mobile devices.

Inefficient use of space

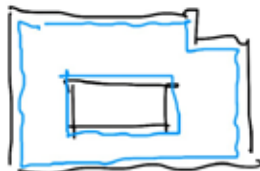
As the Library moved a portion of its collections to an adjacent campus building, space utilization became a growing problem. There were many empty pockets of shelves, and certain faculty departments had more space than they needed while students were not provided with adequate study space.

Security

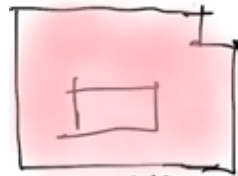
Security gates were removed over time and visitor check-in occurs at the existing circulation desk adjacent to the entry.

Sustainability

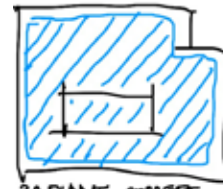
As an institution, Cal Poly also prioritized sustainable design. All projects must be designed to LEED Gold standards or higher, although they may not seek certification.



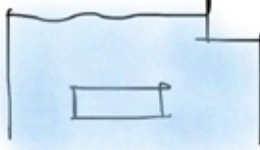
IMPROVED/ACTIVE GLAZING



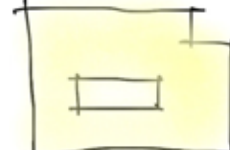
THERMAL MASS



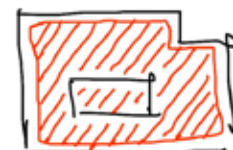
RADIANT COMFORT



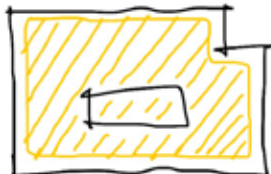
DE COUPLED VENTILATION



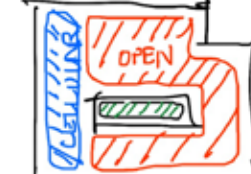
TUNABLE LED LIGHTING



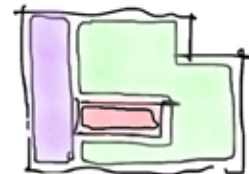
DC MICROGRID DIST



PV SOLAR ENERGY HARVEST



SPACE SPECIFICS



LONG LIFE NOISE FIT



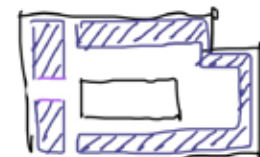
INTERIOR \rightarrow EXTERIOR



MECHANICAL \rightarrow LIBRARY



EXTERIOR \rightarrow INTERIOR [S]



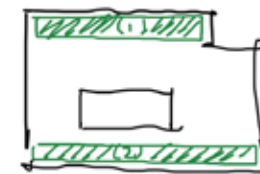
QUIET ZONES



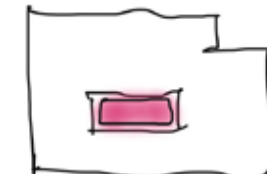
ACTIVE ZONES



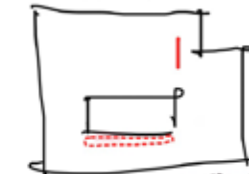
CIRCULATION
HORIZONTAL



EXTERIOR STUDY SPACE



MULTI PURPOSE SPACE



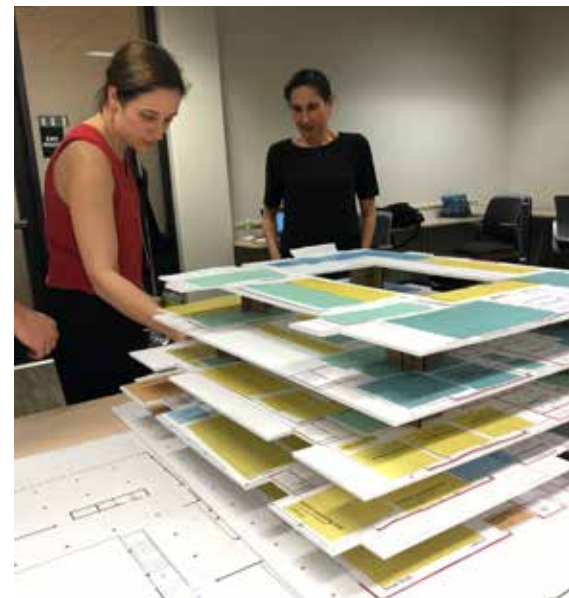
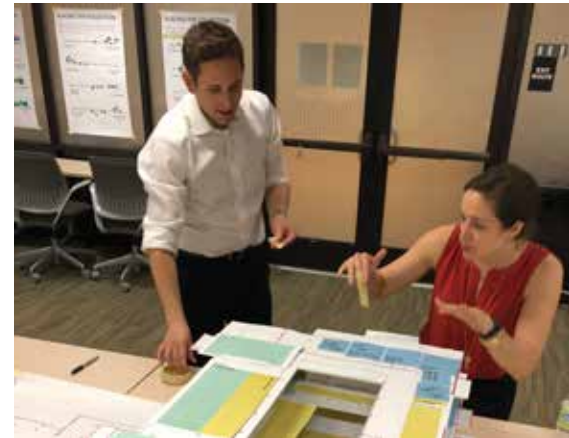
SEISMIC UPGRADE

PROCESS

The process began with visioning sessions and identifying metrics for success. The team then moved into the needs assessment and creating the program, while also developing alternative strategies. To determine the vision for the future of Kennedy Library, the team held frequent engagement sessions with students, staff and faculty, including town halls, workshops with staff and stakeholders, and student feedback fairs. In every forum, library patrons have been encouraged to imagine the possibilities for Kennedy Library, from the services it provides to the spaces within the building.



Following these sessions, BNIM and Brightspot developed three design concepts, all of which involve updating the central courtyard, removing the main stairs, and introducing a new set of stairs to the courtyard. This will maximize the amount of usable space for library services. Each concept establishes a strong identity for Kennedy Library and achieves the goals outlined in the 2015-2022 Strategic Plan.











DESIGN RESPONSES

The three distinct design concepts are grounded in several common elements that were derived from the workshops:

Establish connections to nature through increased daylighting, natural ventilation, and clear connections between interior and exterior environments.

Provide students with a diversity of study space options and additional seats and choices to support quiet, focused study periods and collaborative group work.

Identify a staff home base, which is a single, consolidated area where staff can interact and collaborate.

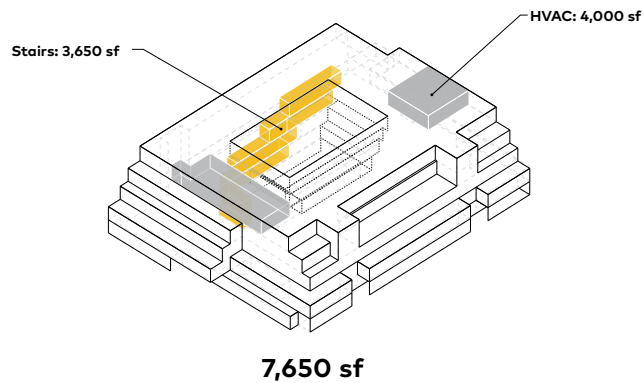
Address thermal comfort to support natural ventilation and integrate additional systems as needed.

Use long life, loose fit principles to incorporate flexible spaces and prolong the useful life of the building.

Increase porosity at the ground level and create a stronger connection to the surrounding campus by including multiple points of entry and locating public programs adjacent to areas of high pedestrian and transit activity.

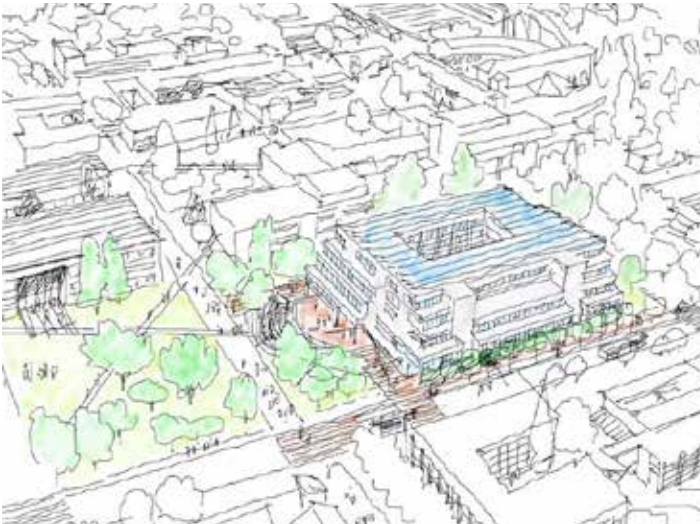
Promote the Library's special collections through a **global gallery**, where they will be celebrated and exhibited throughout the Library.



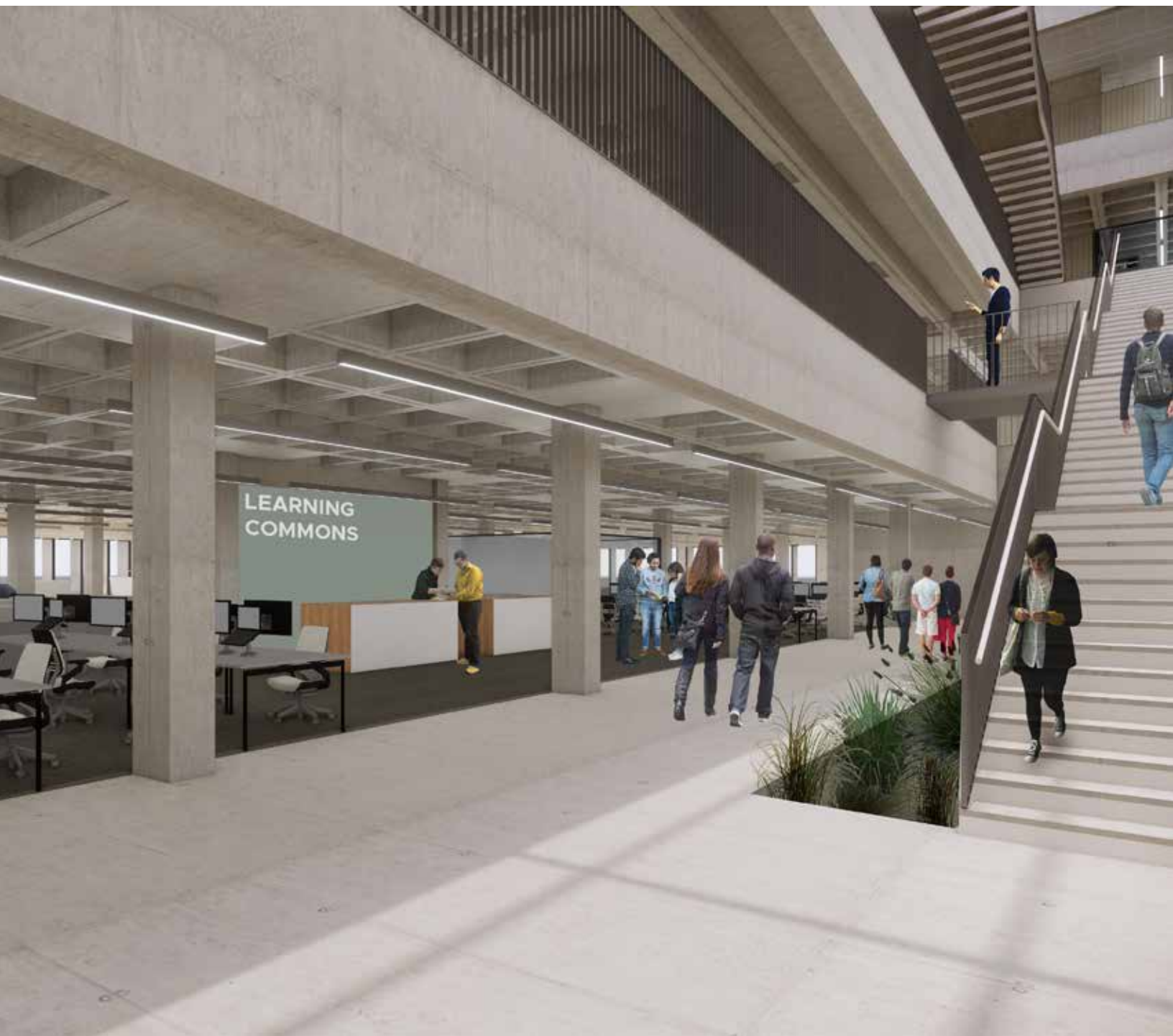


DESIGN CONCEPT 1

- Updates to the existing open courtyard
- Removes existing main stair and introduces a new main stair at the courtyard
- Place a staff 'home base' on levels 3-5
- Include areas on levels 4 and 5 with high density shelving located on level 1 for special collections
- Stack classrooms vertically on levels 2-4
- Non-library partners will be located towards the southeast of the building on levels 2-3, adjacent to classrooms
- Stacks are dispersed with quiet study on levels 2-5 on the north side of the building

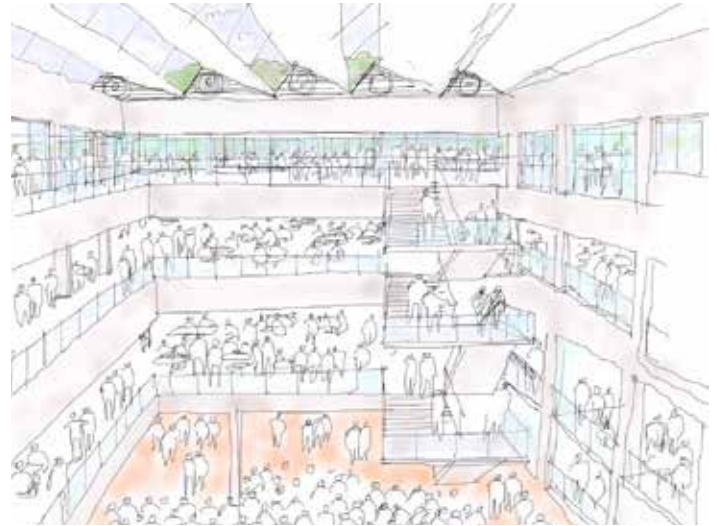
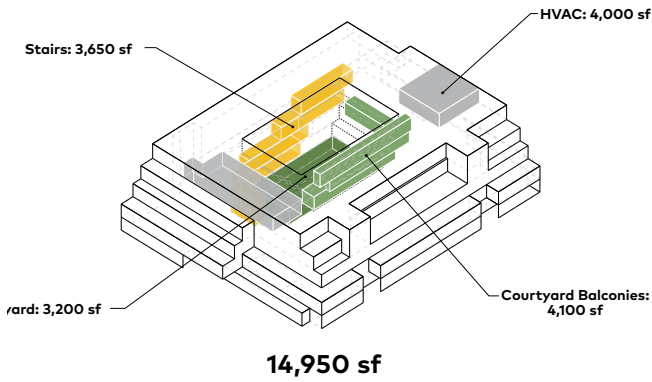






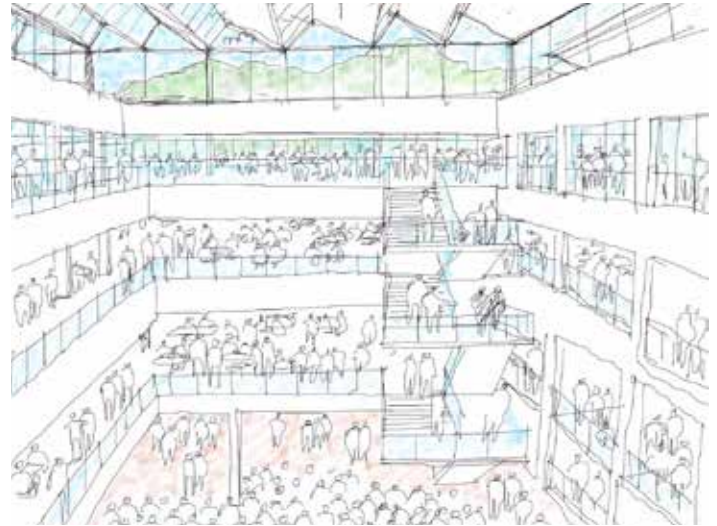
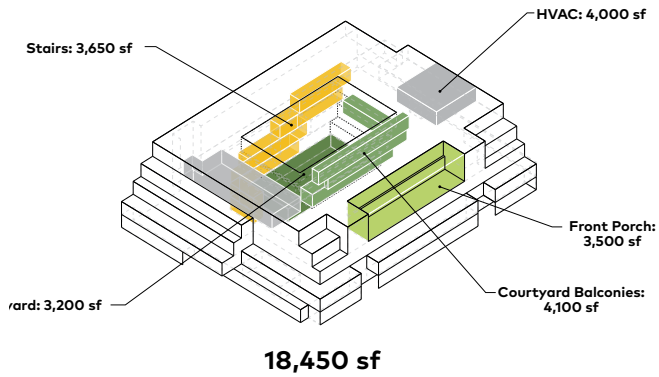
DESIGN CONCEPT 2

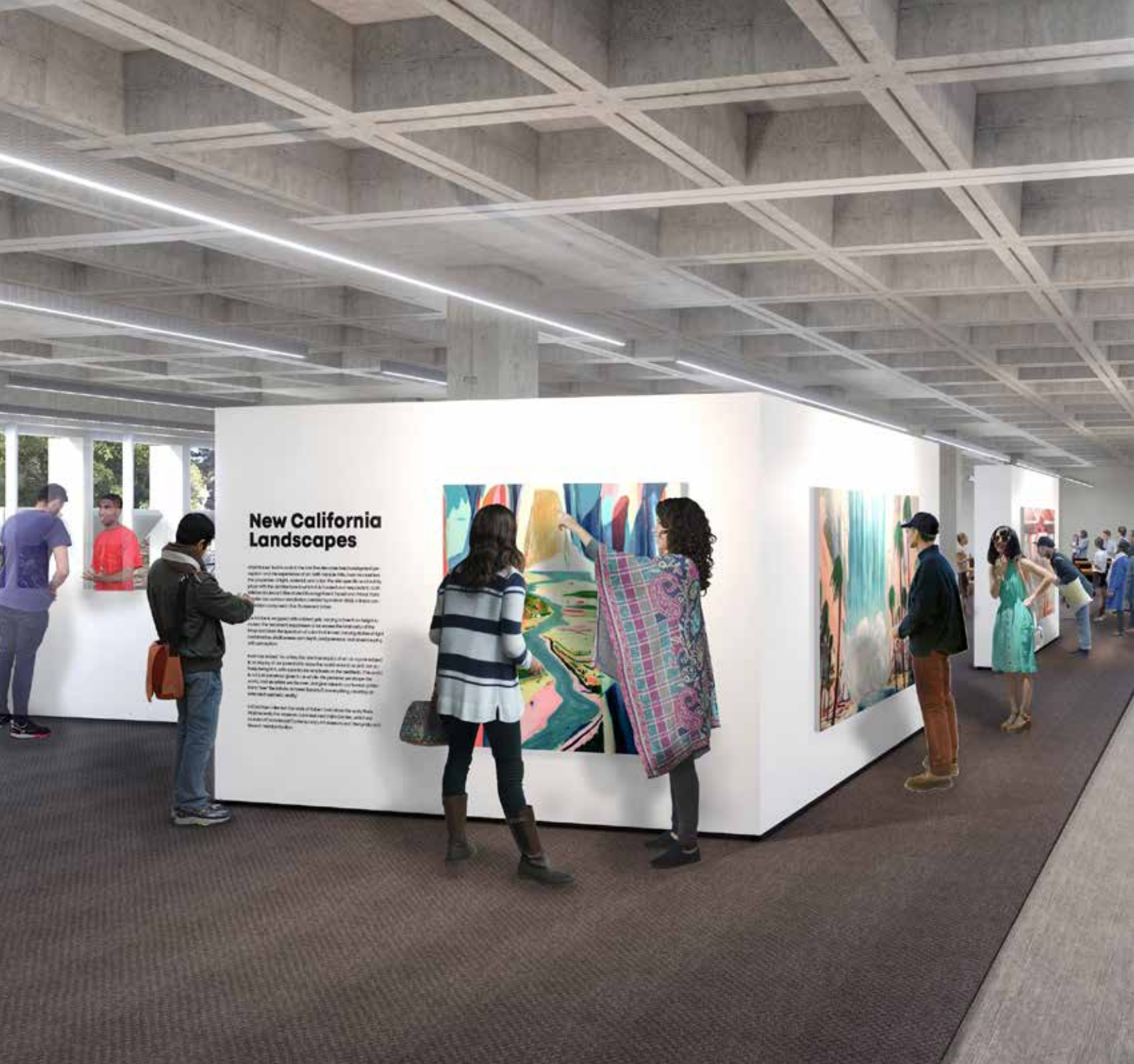
- Updates to the existing open courtyard
- Removes existing main stair and introduces a new main stair at the courtyard
- Place a staff 'home base' on levels 2-3
- Include areas on levels 1 and 4 with high density shelving on level 1 for special collections
- Consolidate classrooms on levels 1-2
- Locate non-library partners on level 2, adjacent to the classrooms
- Stacks are distributed on levels 2-5 with books visible to atrium



DESIGN CONCEPT 3

- Updates to the existing open courtyard
- Removes existing main stair and introduces a new main stair at the courtyard
- Place a staff 'home base' on levels 2-4
- Include areas on levels 1 and 3 with high density shelving on level 1 for special collections
- Consolidate classrooms on level 5
- Non-library partners will be adjacent to classrooms on level 5
- Consolidate stacks on level 3, quiet study on level 4, active study on level 2





New California Landscapes

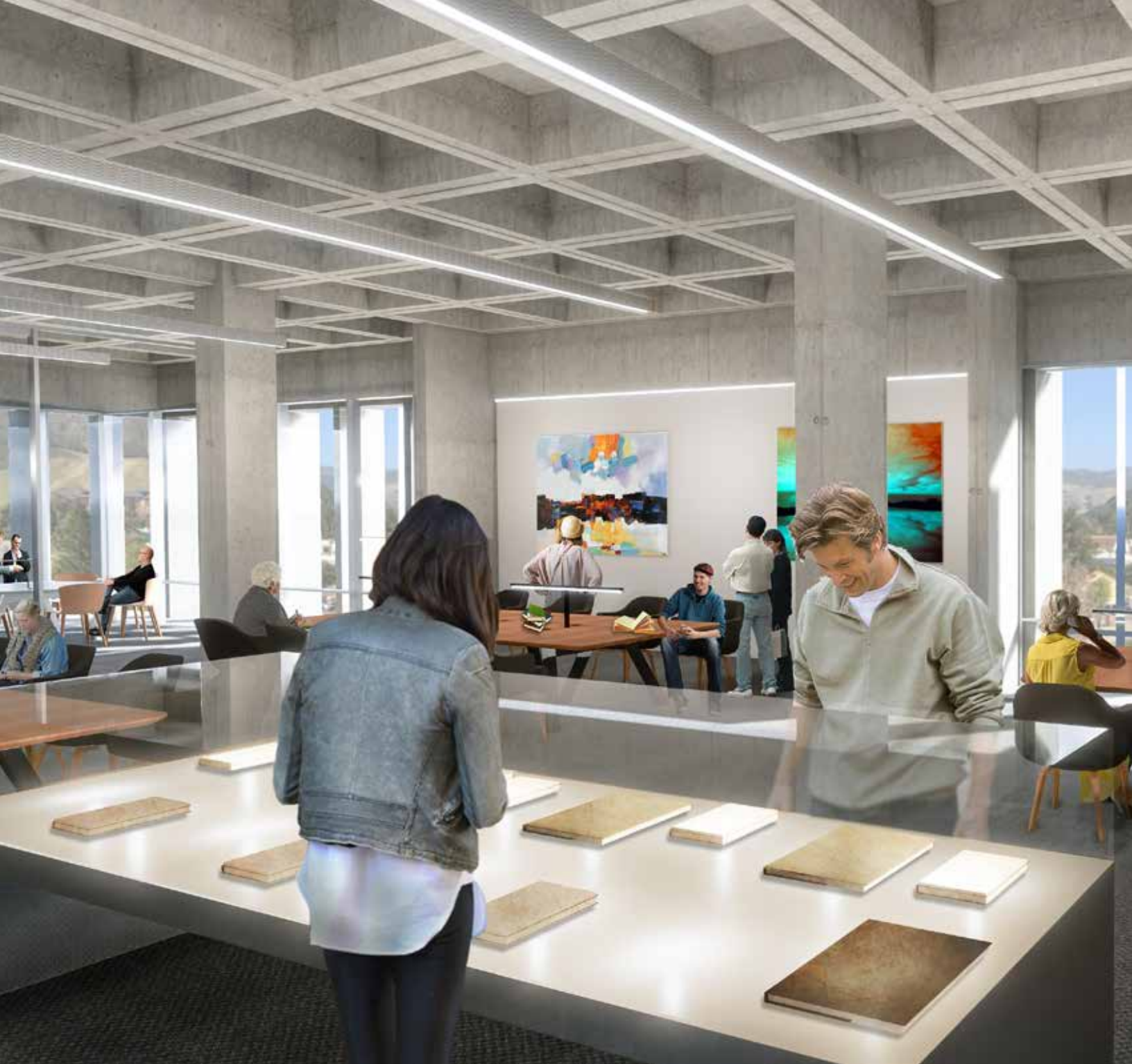
California's landscape is a complex of natural and human-made elements. The state's diverse geography, from the rugged mountains of the Sierra Nevada to the flat, arid deserts of the Colorado Plateau, has shaped the state's identity. The state's climate, with its mild winters and hot summers, has also influenced the state's development. The state's history, from its early days as a Spanish colony to its status as a free state, has shaped the state's culture. The state's economy, which is based on a mix of agriculture, manufacturing, and services, has shaped the state's society. The state's population, which is one of the most diverse in the world, has shaped the state's future.

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Bolling Federal Building

GENERAL SERVICES ADMINISTRATION
KANSAS CITY, MO

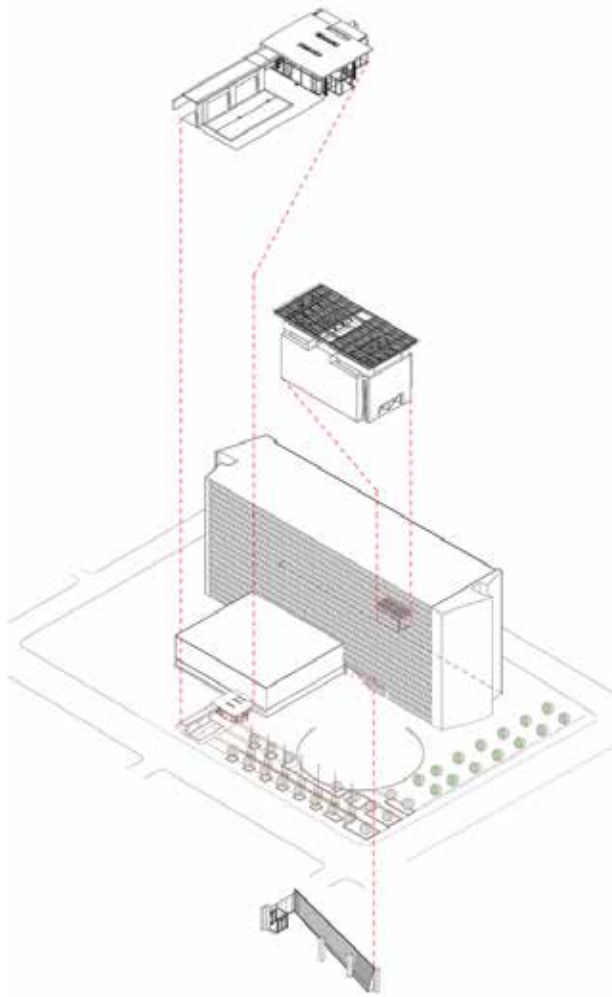


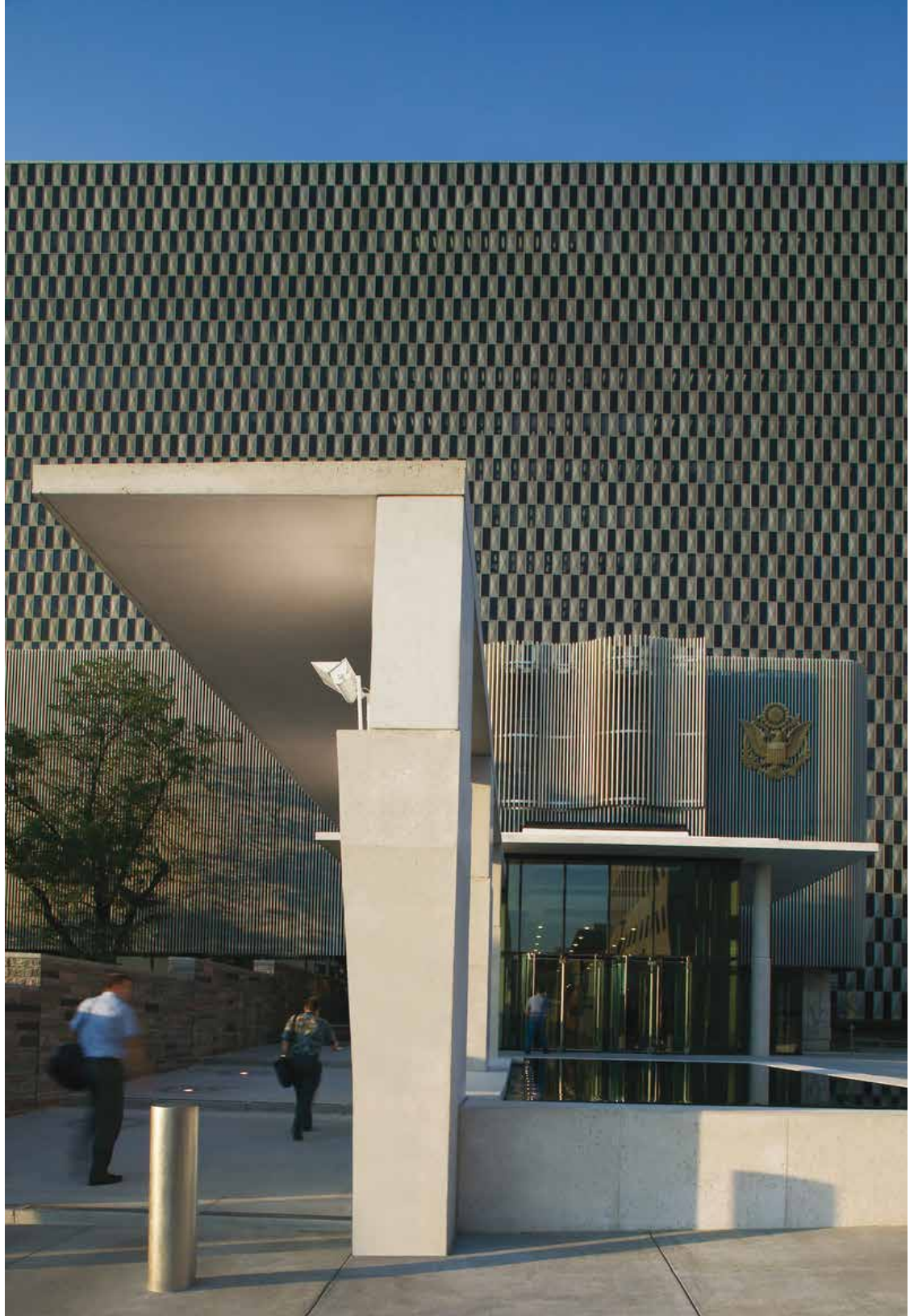
The Bolling Federal Building has been a prominent presence in downtown Kansas City, Missouri since it opened in 1964. BNIM was retained by the General Services Administration to improve the public perception of the building and to develop innovative design concepts in accordance with the "First Impressions" initiative to "improve the appearance and efficiency of GSA buildings."

BNIM's design addressed many program issues, including site and building security and creating a strong interior-exterior connection. This award-winning design is an example of how beauty, function and security can blend seamlessly into a single, inviting space. The new entry into the Bolling Federal Building, which includes a reflecting pool, provides a model for urban context and a paradigm for federal environments, where open, friendly spaces with "invisible" security impart a contemporary and uplifting impression to the public.

Guided in part by Patrick Moynihan's, "The Guiding Principles For Federalist Architecture", BNIM's resulting design of the Bolling Federal Building enhances the connection to the site and to the public realm with a new entry experience.

15,400 SF
Completion in 2004













**2004 "FIRST IMPRESSIONS" CITATION,
DESIGN AWARD**

General Services Administration (GSA)

2004 DESIGN HONOR AWARD

ASLA Prairie Gateway

2004 DESIGN HONOR AWARD

AIA Kansas City

2004 MERIT AWARD

AIA Central States Region

2003 MERIT AWARD

Concrete Reinforcing Steel Institute (CRSI)

**2003 "RETAINING THE URBAN FABRIC,"
ALLIED ARTS AND CRAFTSMANSHIP
AWARD**

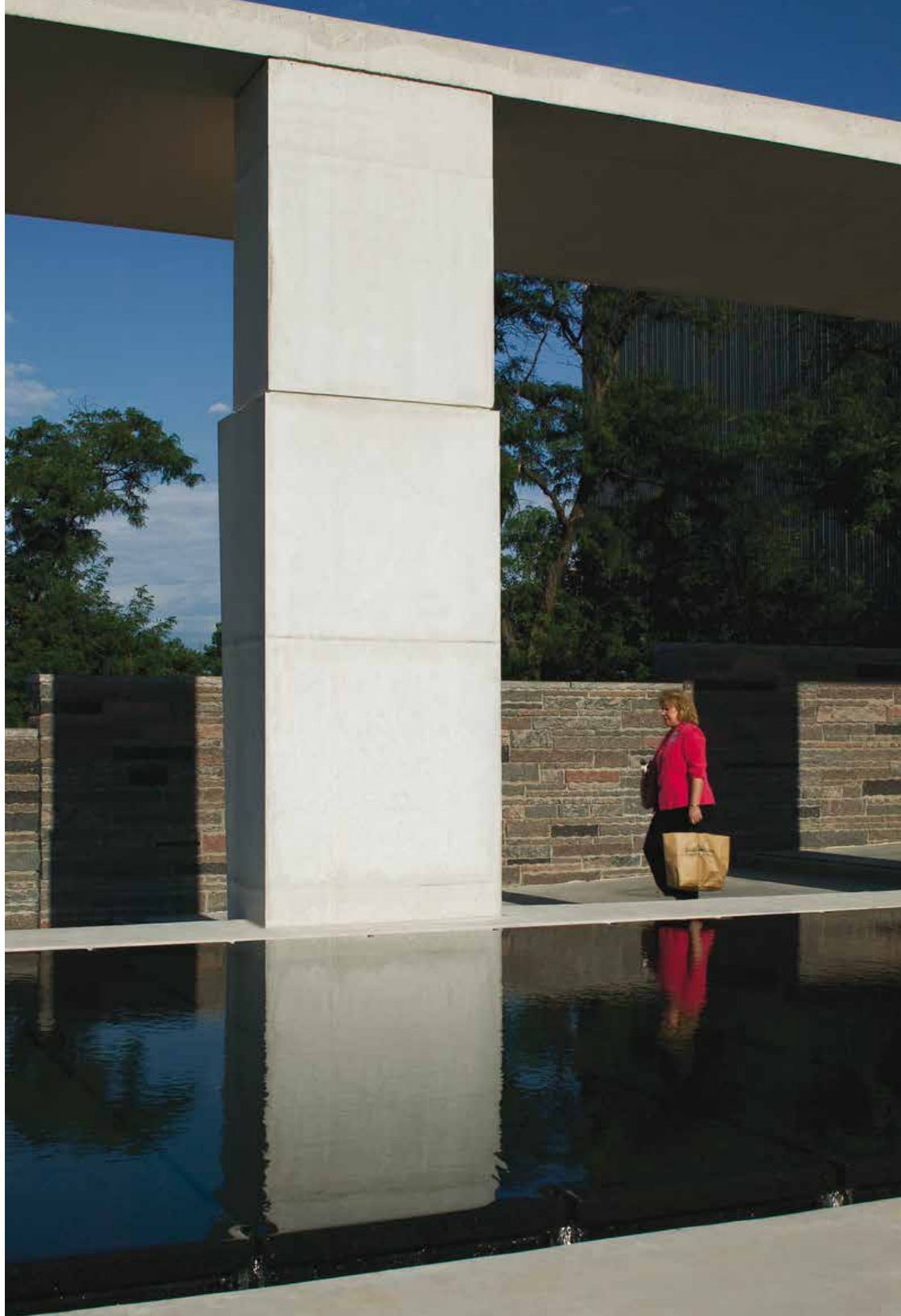
AIA Kansas City

2003 DESIGN HONOR AWARD

AIA Kansas

Existing condition









Bannister Federal Complex

GENERAL SERVICES ADMINISTRATION
KANSAS CITY, MO

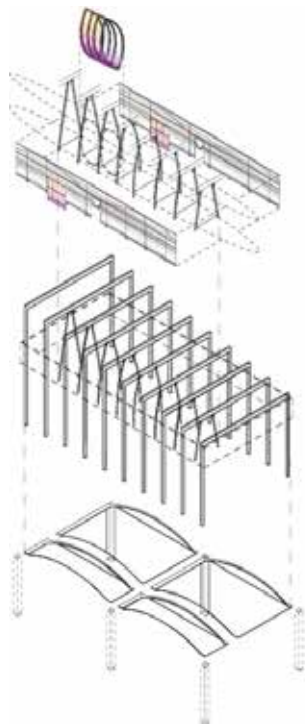


The renovation to the General Services Administration's Bannister Federal Complex was centered on improving the working environment within a converted warehouse, and includes a new atrium and revitalized office space. The solutions transcend the typical work environment using sustainable design principles and Workplace 2020 initiatives to enhance the life of the users with light, color, space and inspiration.

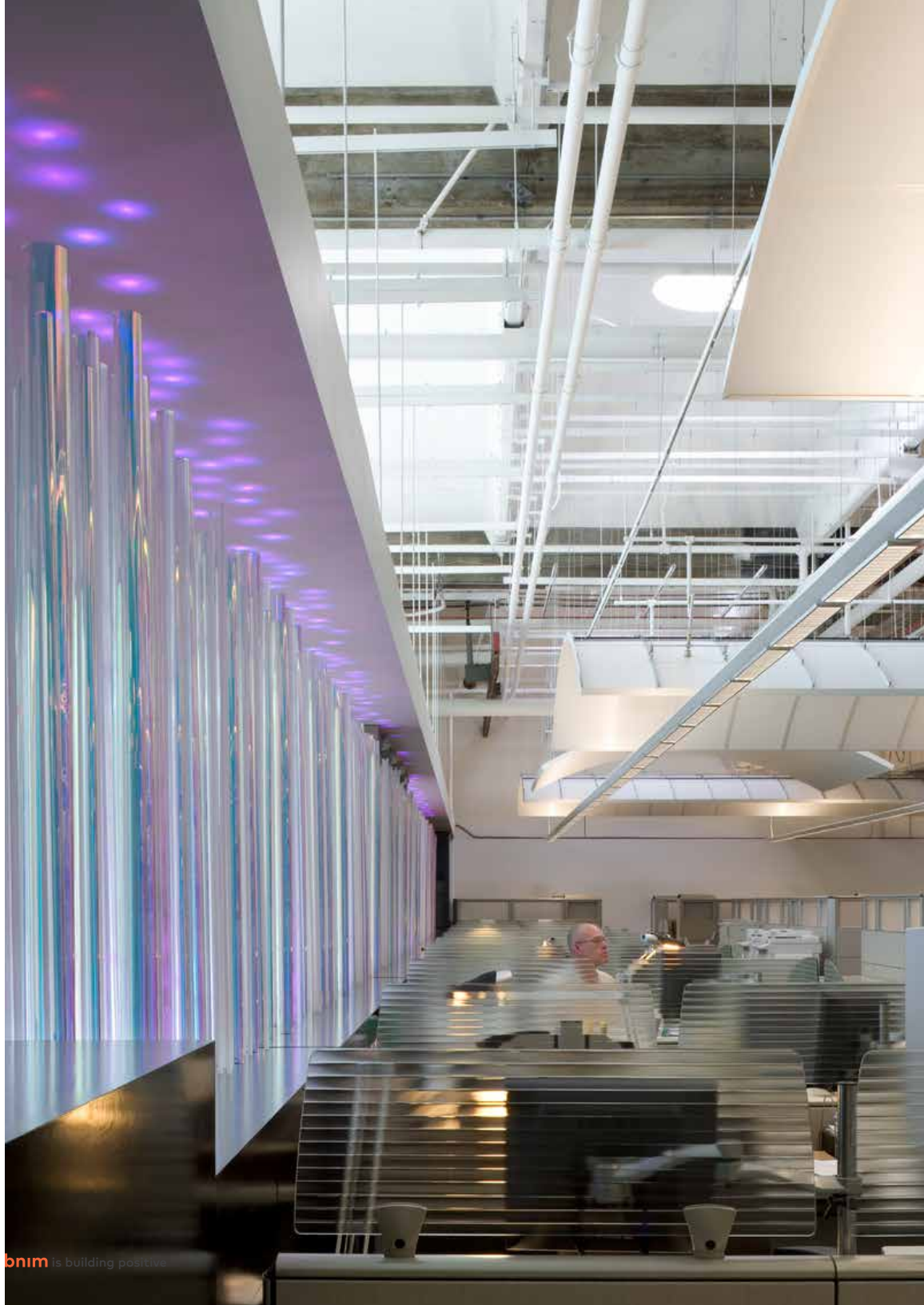
The first aspect of the renovation was introducing a new light well and sculptural element to guide natural daylight into the passageway below, providing a moment of space and light in an otherwise dark warehouse. Adjacent to the atrium, the Supply Service Regional Office space's design utilizes the benefits of natural daylight and openness from the atrium while maintaining a sense of needed privacy. Worker productivity has increased and absences have decreased since the space has been occupied.

The atrium skylight acts as a "Light Machine" that successfully lights the atrium and its adjacent spaces with natural daylight. As light enters the atrium, it is diffused, reflected and redirected through a series of screens, light shelves and colored glass. The resulting design transitions over time, changing throughout the day and seasons; introducing rhythm and movement to the previously listless space.

In the adjacent offices, a sculptural cabinet was built along the entire 90-foot entry facade between the office space and atrium. The cabinet acts in many capacities: a library, screen, seating area and identity for the office.



21,200 SF (3,200 SF - Atrium)
Completion in 2004





2009 ALLIED ARTS AND CRAFTSMANSHIP AWARD, MERIT AWARD

AIA Kansas City

2008 EDUCATION/RESEARCH SILVER AWARD

Mid-American Design Awards

2007 INTERIORS HONOR AWARD

AIA Kansas City

2006 ILLUMINATION DESIGN AWARD

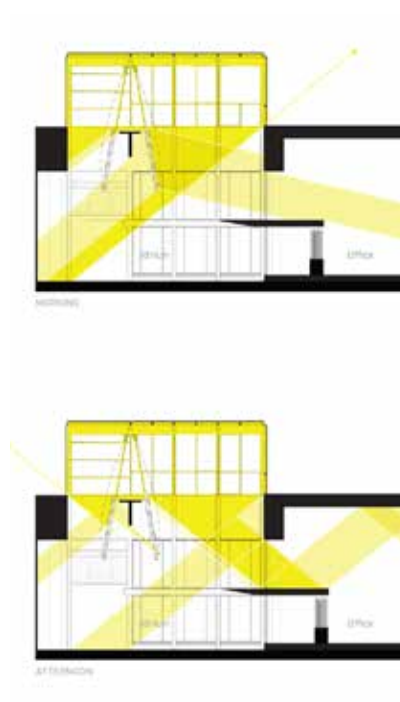
IES Kansas City Section "Heart of America"

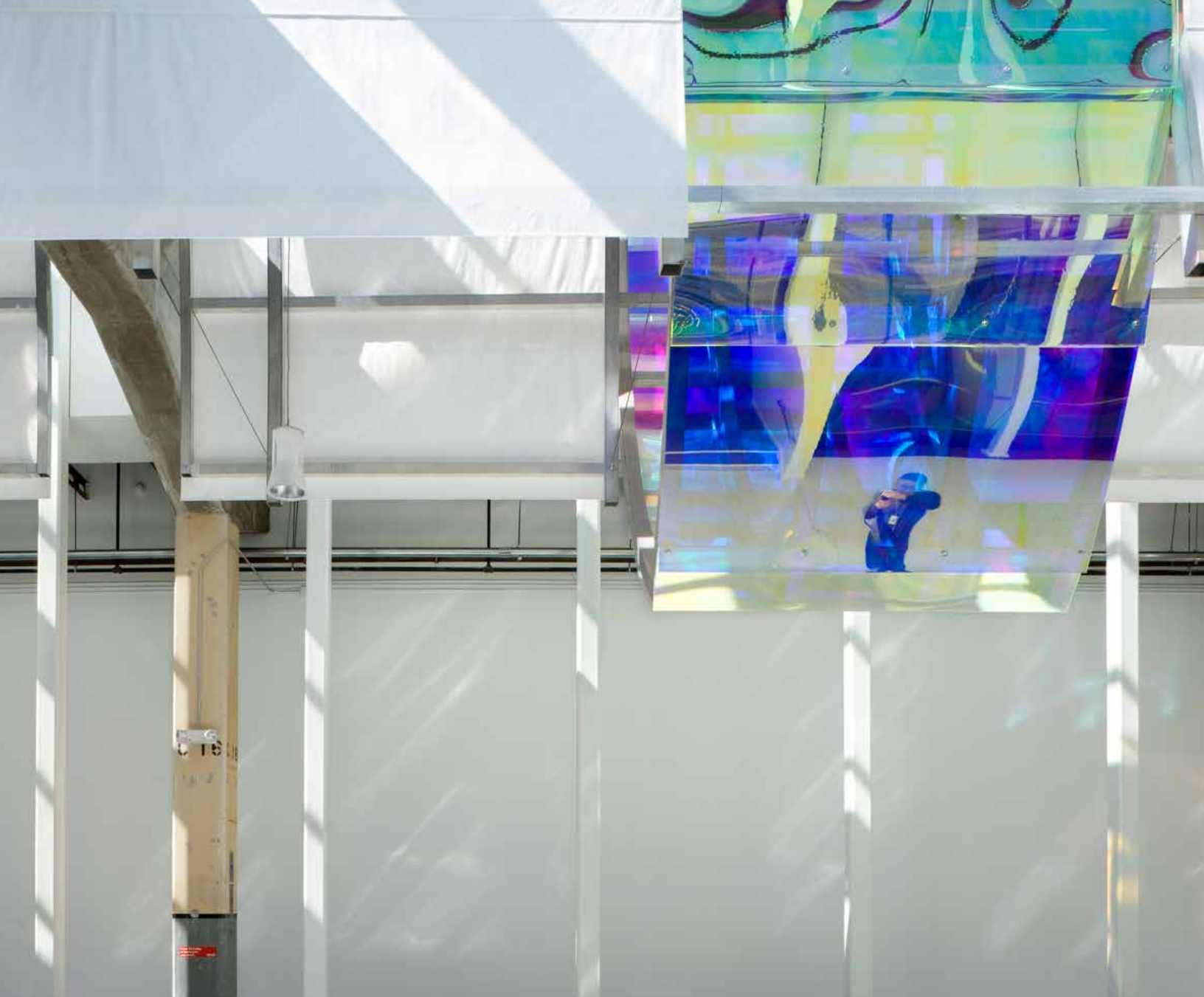
2006 DESIGN AWARDS, INTERIOR DESIGN HONOR AWARD

General Services Administration (GSA)

2006 HONOR AWARD

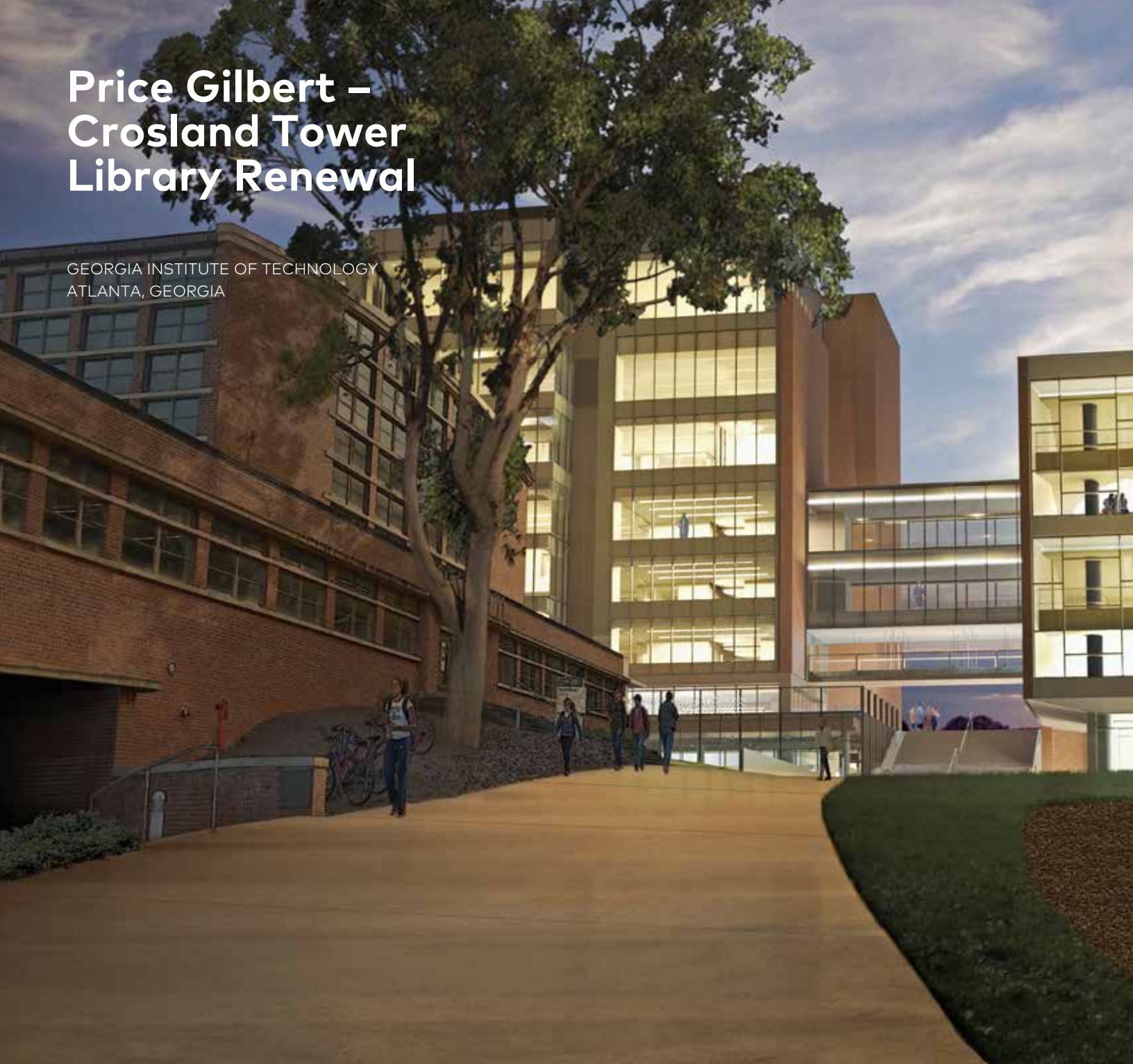
AIA Kansas City





Price Gilbert – Crosland Tower Library Renewal

GEORGIA INSTITUTE OF TECHNOLOGY
ATLANTA, GEORGIA





The adaptive reuse of Price Gilbert Memorial Library and Crosland Tower at Georgia Institute of Technology will transform the two campus buildings into the *Research Library of the 21st Century*. The project is a critical initiative of the institute's strategic plan and vision for transforming the campus into a knowledge-based community. The transformation is founded on changes in the way that students and faculty currently use the library, as well as future trends in library utilization found on peer campuses across the country. Georgia Tech has conceived of a place where knowledge is not simply stored, but generated.

230,000 SF

Est. Completion in 2018 (Phase 1), 2020 (Phase 2)

Original Building





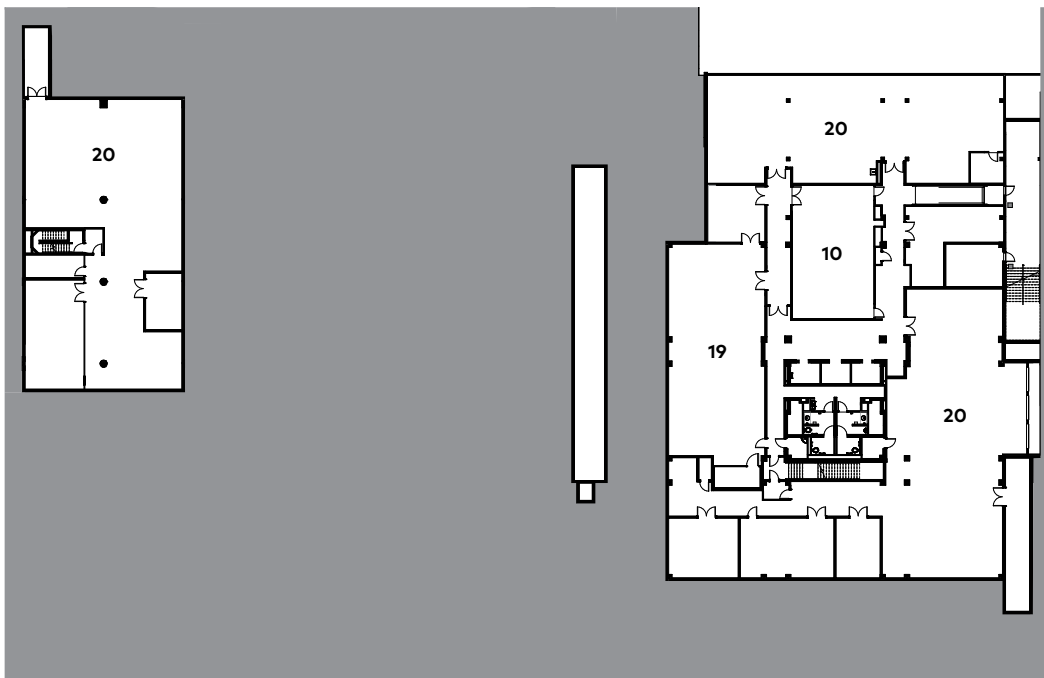
MECHANICAL/ENERGY

36%
REDUCTION
FROM ASHRAE





BASEMENT LEVEL - EXISTING

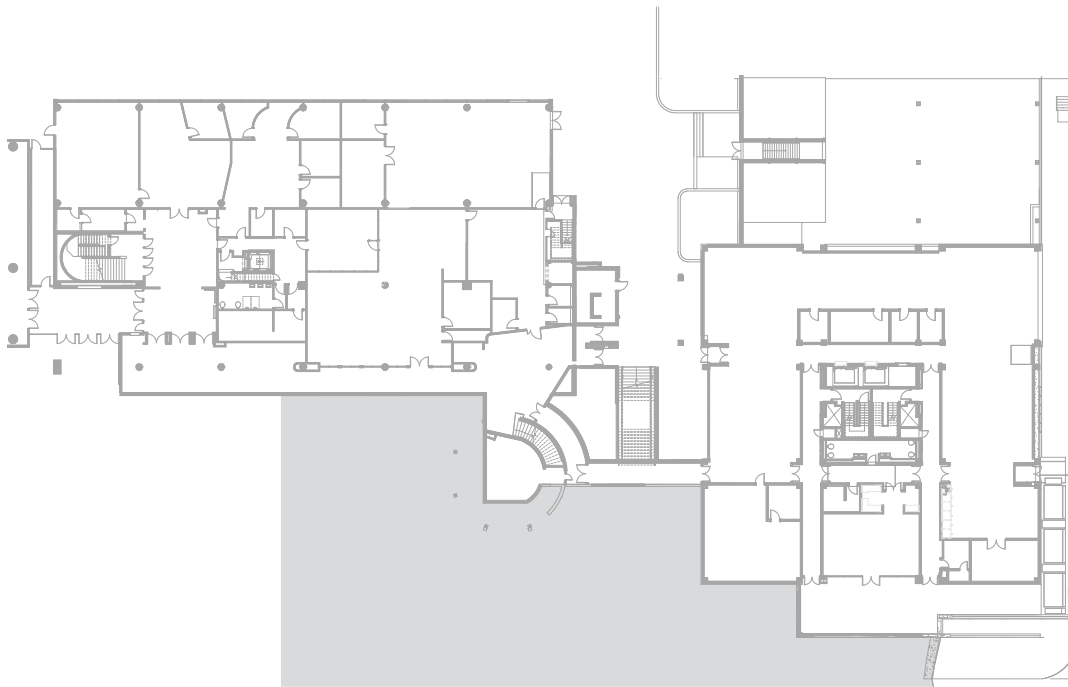


- 1 Reading Room
- 2 Collaboration Room
- 3 Library Store
- 4 Cafe
- 5 Sun Porch
- 6 Science Fiction Collection
- 7 Presentation Theater
- 8 Special Exhibits Space
- 9 Individual Study
- 10 Classroom
- 11 Recording Studios
- 12 Scholar's Event Network
- 13 Multimedia Zone
- 14 Faculty Research Zone
- 15 Graduate Student Community
- 16 Board Room
- 17 Rooftop Terrace
- 18 Library Staff
- 19 Collections Storage
- 20 Back Of House
- 21 Innovation and Ideation
- 22 Visualization Lab / Retrocomputing

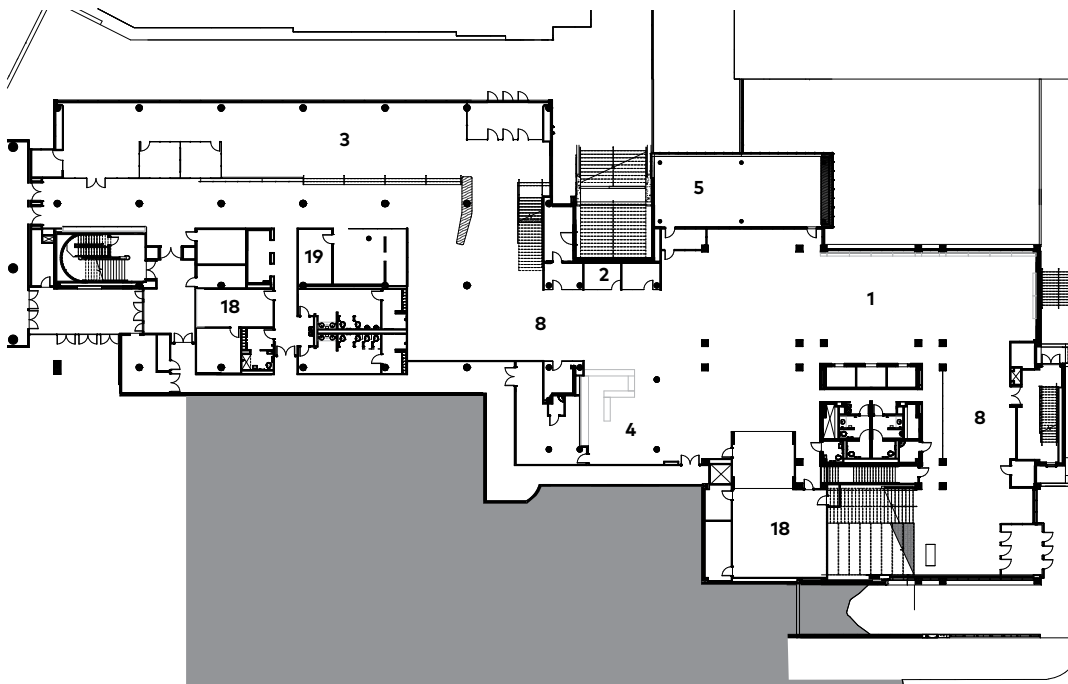


0 30'

BASEMENT LEVEL - PROPOSED



GROUND LEVEL - EXISTING

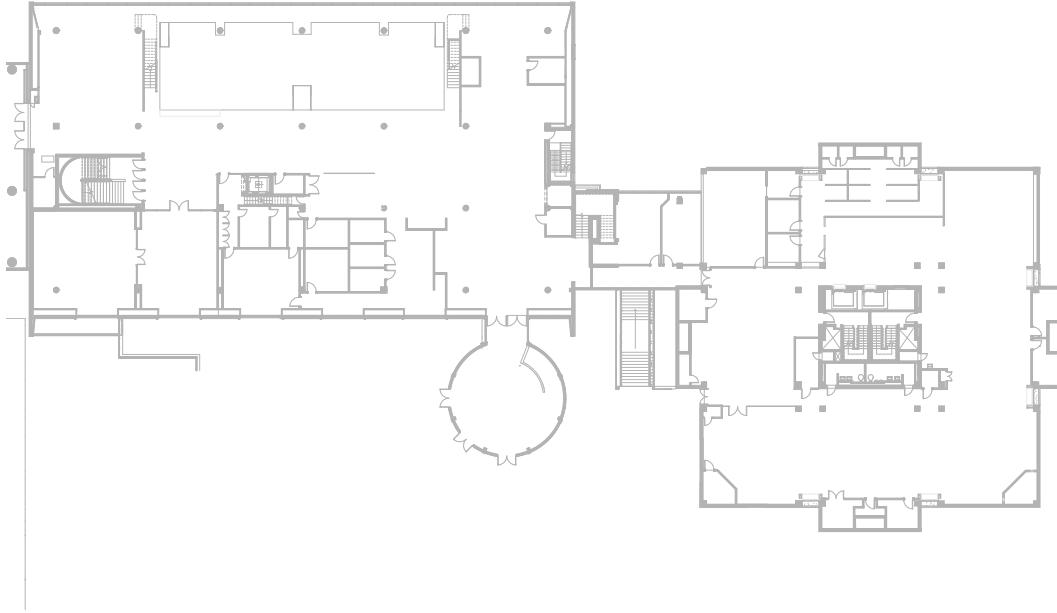


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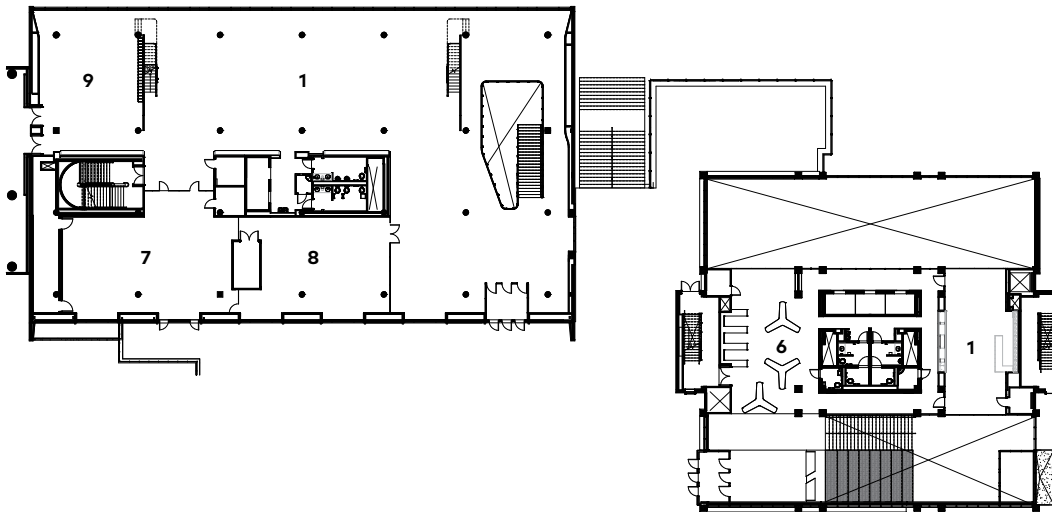
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GROUND LEVEL - PROPOSED



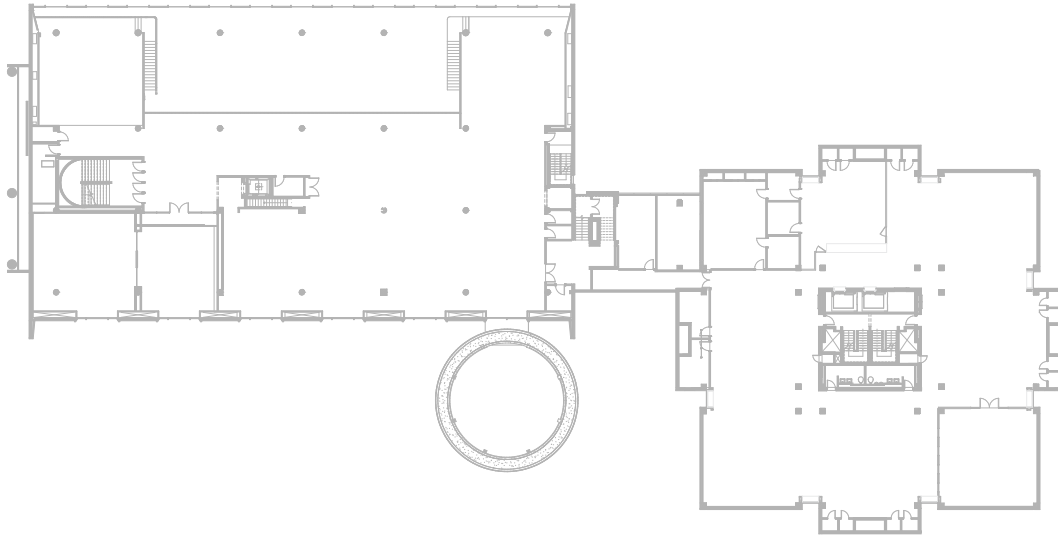
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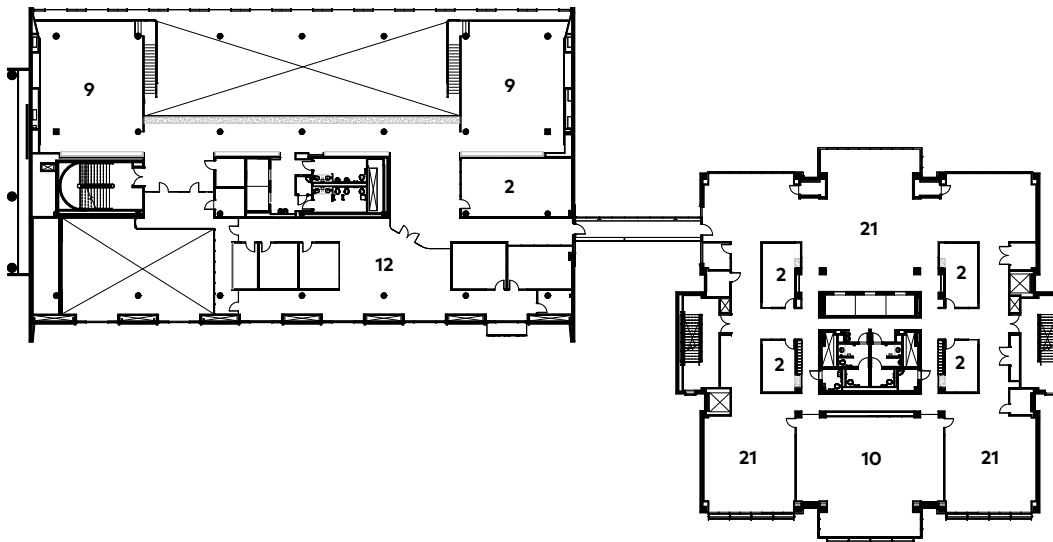
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LEVEL 1 - PROPOSED



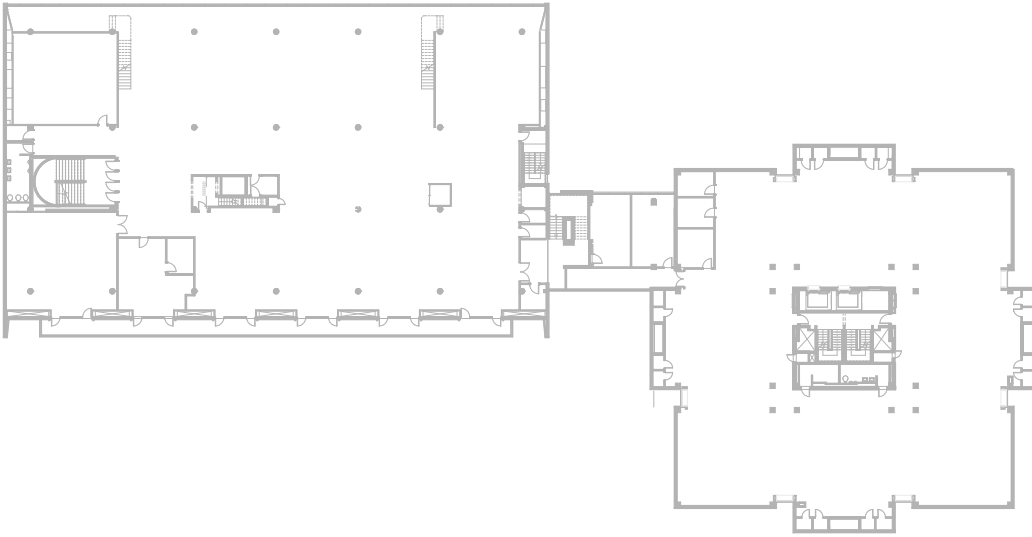
LEVEL 2 - EXISTING

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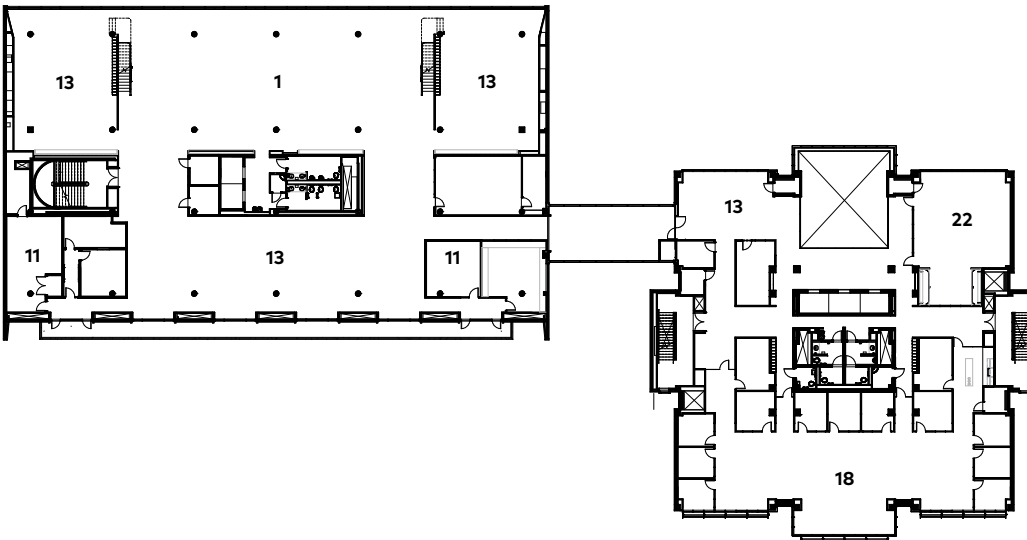
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LEVEL 2 - PROPOSED



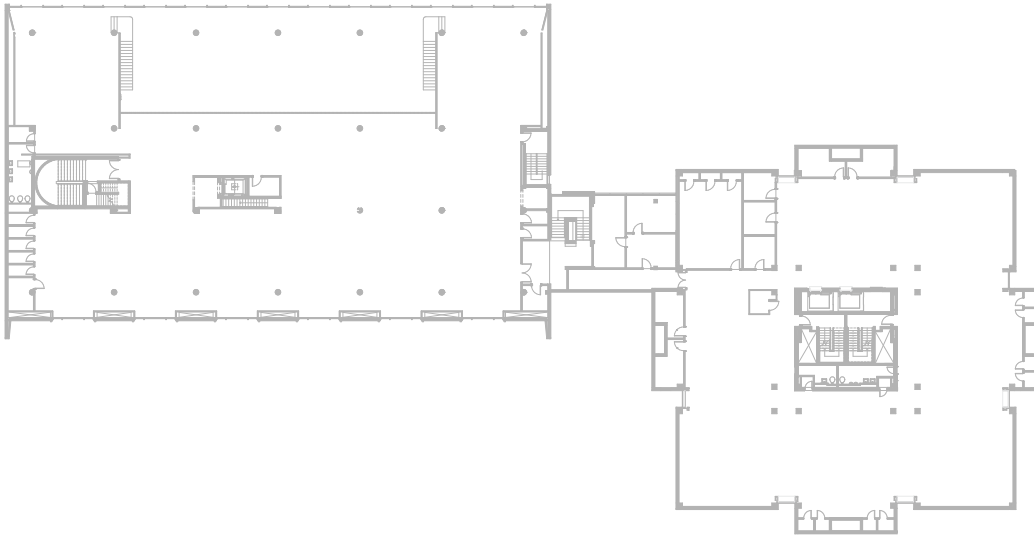
LEVEL 3 - EXISTING

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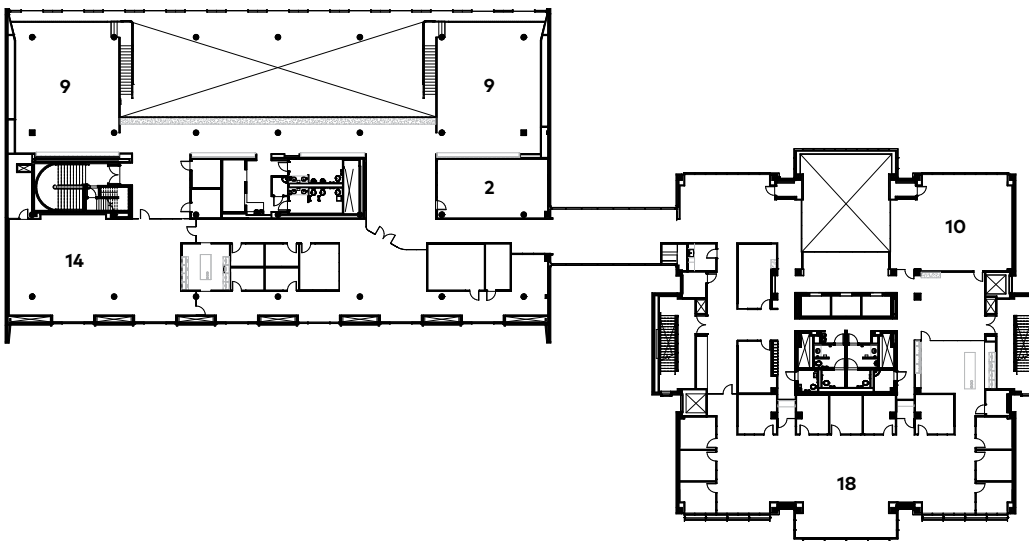
0 30'

LEVEL 3 - PROPOSED



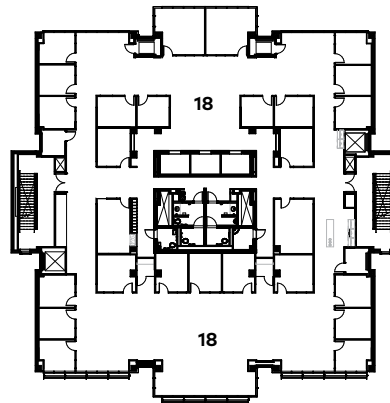
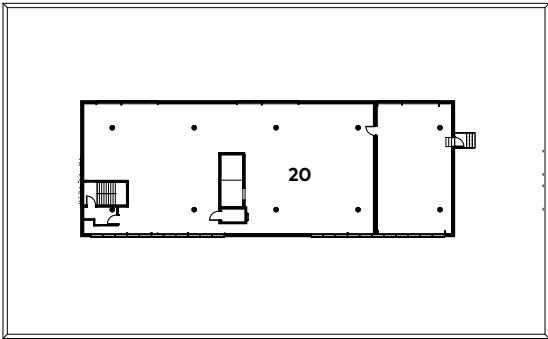
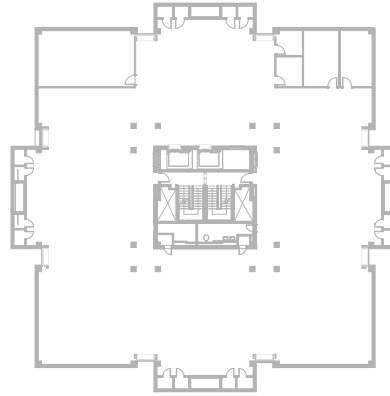
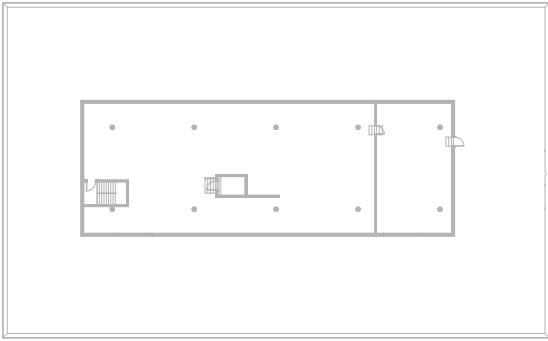
LEVEL 4 - EXISTING

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0 30'

LEVEL 4 - PROPOSED



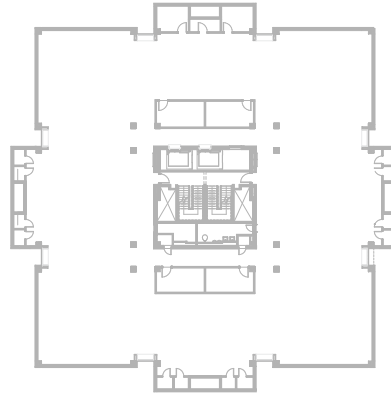
LEVEL 5 - EXISTING

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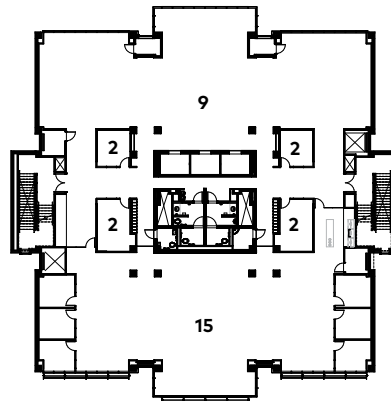
0 30'

LEVEL 5 - PROPOSED



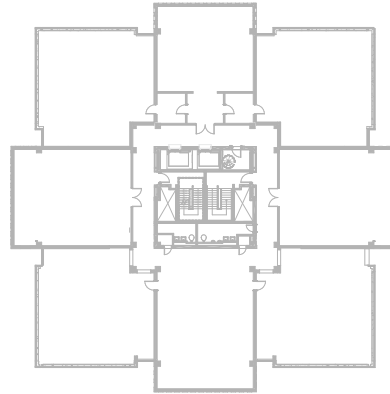
LEVEL 6 - EXISTING

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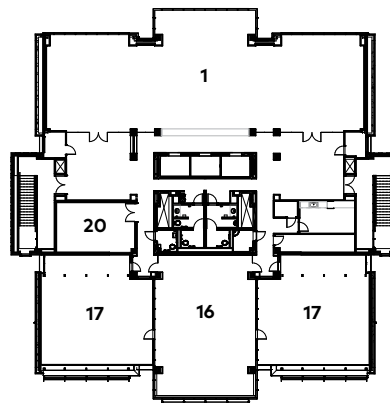
0 30'

LEVEL 6 - PROPOSED



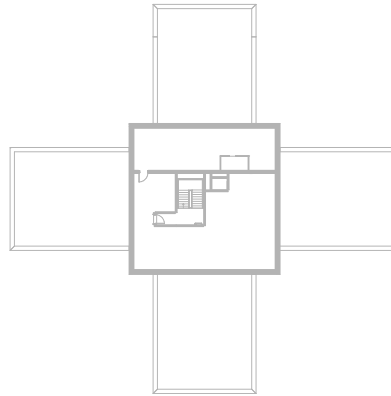
LEVEL 7 - EXISTING

- 1 Reading Room
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- 5 Sun Porch
- 6 Science Fiction Collection
- 7 Presentation Theater
- 8 Special Exhibits Space
- 9 Individual Study
- 10 Classroom
- 11 Recording Studios
- 12 Scholar's Event Network
- 13 Multimedia Zone
- 14 Faculty Research Zone
- 15 Graduate Student Community
- 16 Board Room
- 17 Rooftop Terrace
- 18 Library Staff
- 19 Collections Storage
- 20 Back Of House
- 21 Innovation and Ideation
- 22 Visualization Lab / Retrocomputing



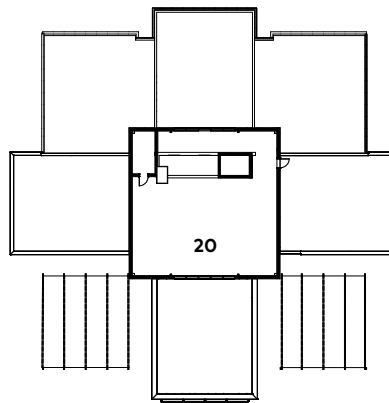
0 30'

LEVEL 7 - PROPOSED



LEVEL 8 - EXISTING

- 1 Reading Room
- 2 Collaboration Room
- 3 Library Store
- 4 Cafe
- 5 Sun Porch
- 6 Science Fiction Collection
- 7 Presentation Theater
- 8 Special Exhibits Space
- 9 Individual Study
- 10 Classroom
- 11 Recording Studios
- 12 Scholar's Event Network
- 13 Multimedia Zone
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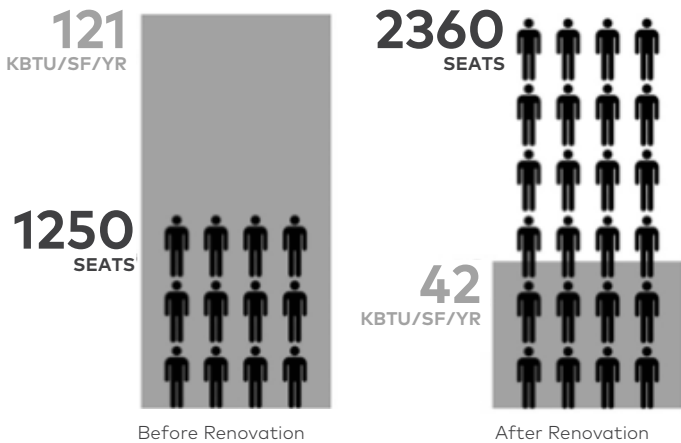


0 30'

LEVEL 8 - PROPOSED



Price Gilbert Library is a memorable 1953 landmark. Crosland Tower, completed in 1968, is a building originally intended to store books with limited space for students or faculty. In order to accomplish the vision and be respectful of the buildings' landmark importance, the two buildings were approached differently in terms of architectural design and similarly in terms of human purposed integrated design. The interventions strive to maintain the clarity of the form while connecting the building to the campus and nature where the building touches the landscape, interacting with the sun through the envelope changes and at the roof with the introduction of a new reading room and roof gardens.









WATER USE
REDUCTIONS
(GALLONS PER YEAR)

1,031K
BEFORE RENEWAL

97K
AFTER RENEWAL



Central to the long-term success of Price Gilbert and Crosland Tower is the concept of "long life, loose fit" — that the ability to address future, unanticipated needs is something that can be designed. Price Gilbert, with its open plan and high-ceilinged reading rooms, is already an exemplar of this mentality; the goal is to capitalize on and retain its adaptable nature while providing for the same at Crosland Tower. The renovation will create spaces that are functional, flexible, and have plentiful daylight and views.

The design team incorporated many sustainable strategies into the design, including chilled beams for cooling and LED lighting throughout the buildings. **After the renovation, the population using the buildings will have doubled—the 1,250 seats currently in the buildings will grow to 2,360—yet total energy consumption will be reduced by about a third**, and energy consumption per capita will be 80% less than what it is currently.







ENERGY USE
PER PERSON
(BTU/SF/PERSON)

96.8

BEFORE RENEWAL

19.9

AFTER RENEWAL

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