24TH ANNUAL

24TH LCI CONGRESS
OCTOBER 18-21

Design Led, Design Build

Brian Miller, Jeet Singh, Jacqueline Dudley

LEAN GUMBO: THE RIGHT INGREDIENTS FOR PROJECT SUCCESS

October 19, 2022

DESIGN LED

DESIGN BUILD

Brian Miller
AIA, NCARB
CHIEF DESIGN OFFICER

Jeet Singh
AIA, NCARB
ASSOCIATE PRINCIPAL

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AIA, LEED AP
ASSOCIATE

DESIGN LED

DESIGN BUILD

TARGET
VALUE
DELIVERY

COLLABORATION
& COMMUNICATION

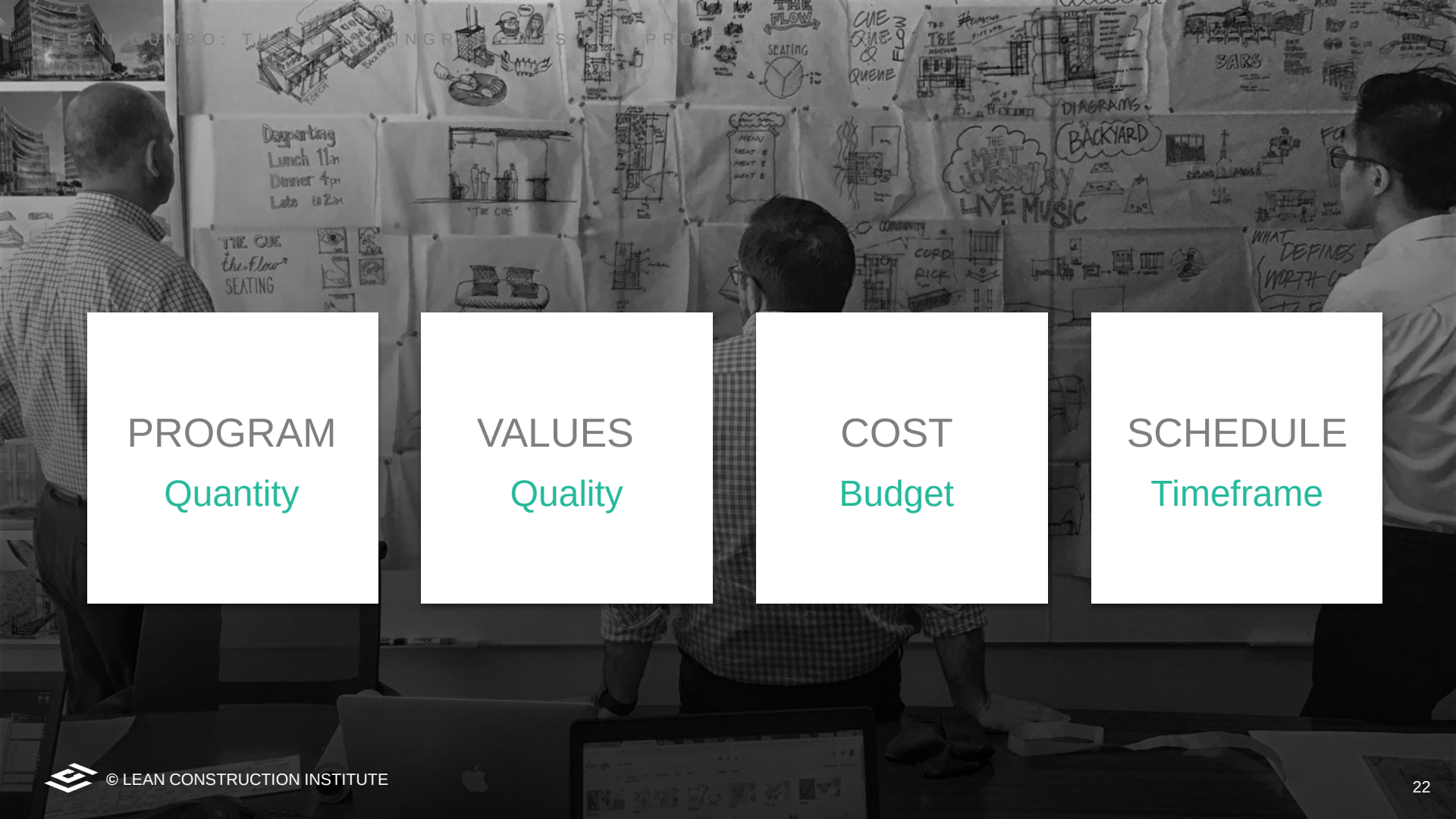
CRAFT &
COMMUNITY

TARGET
VALUE
DELIVERY

COLLABORATION
& COMMUNICATION

CRAFT &
COMMUNITY

COST IS NOT THE ***RESULTANT*** OF THE DESIGN, BUT RATHER AN ***INTEGRAL*** COMPONENT OF IT.



PROGRAM
Quantity

VALUES
Quality

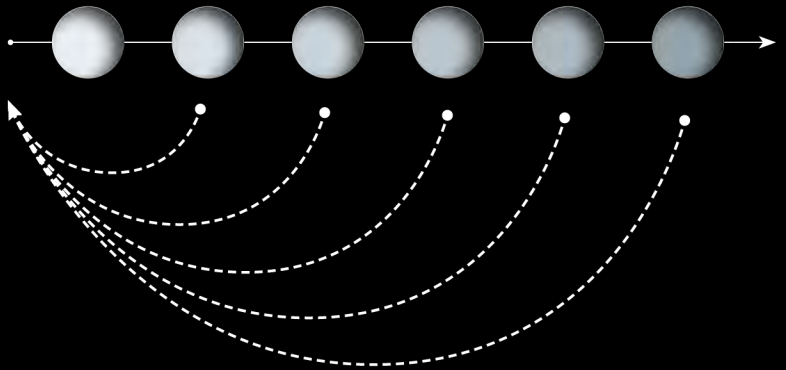
COST
Budget

SCHEDULE
Timeframe

DESIGN THINKING

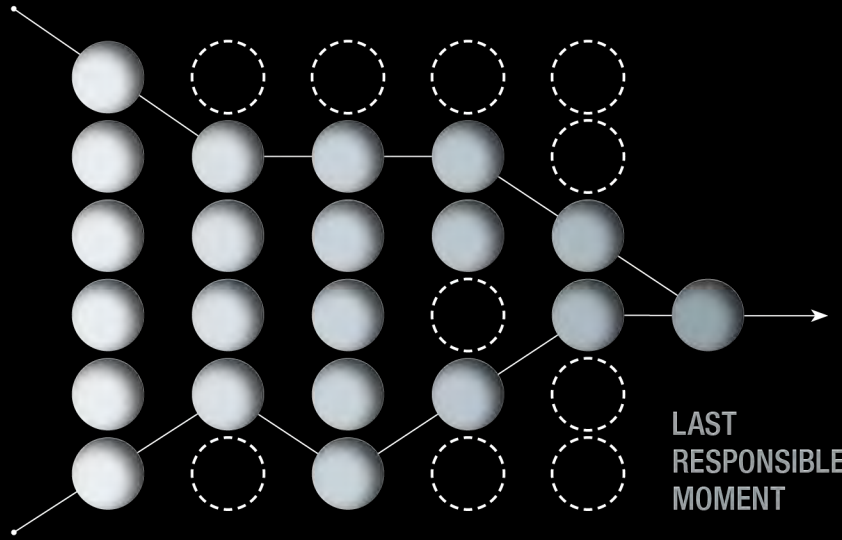
AN OPTION

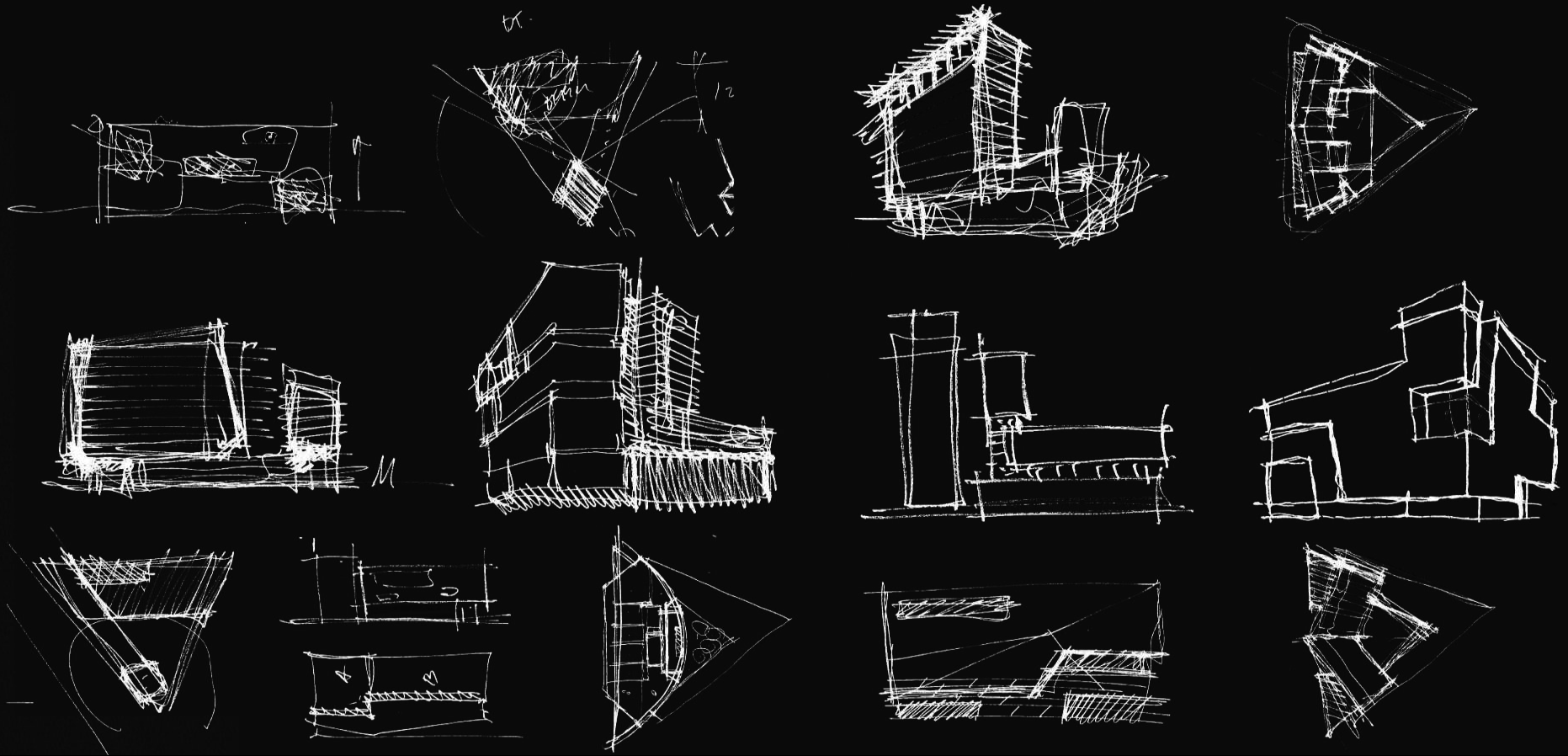
POINT BASED DESIGN

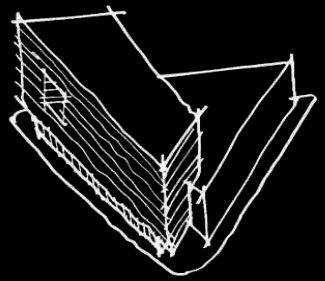


OPTIONS

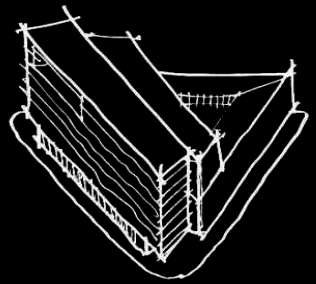
SET BASED DESIGN



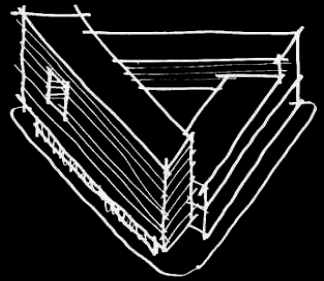




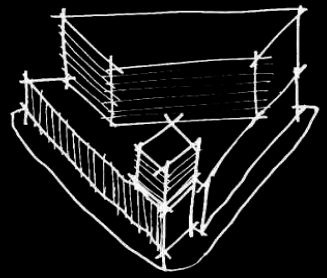
BAR



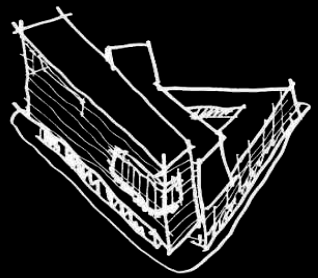
SPLIT BAR



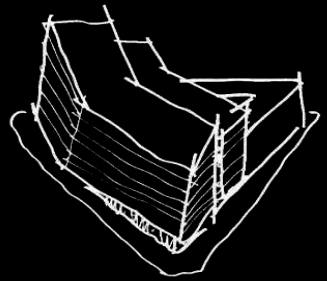
COIL



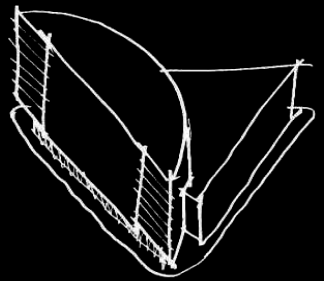
SNAKE



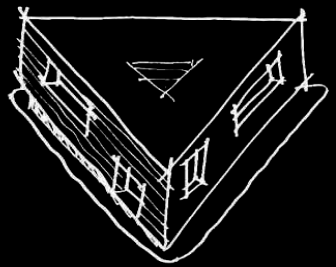
K BAR



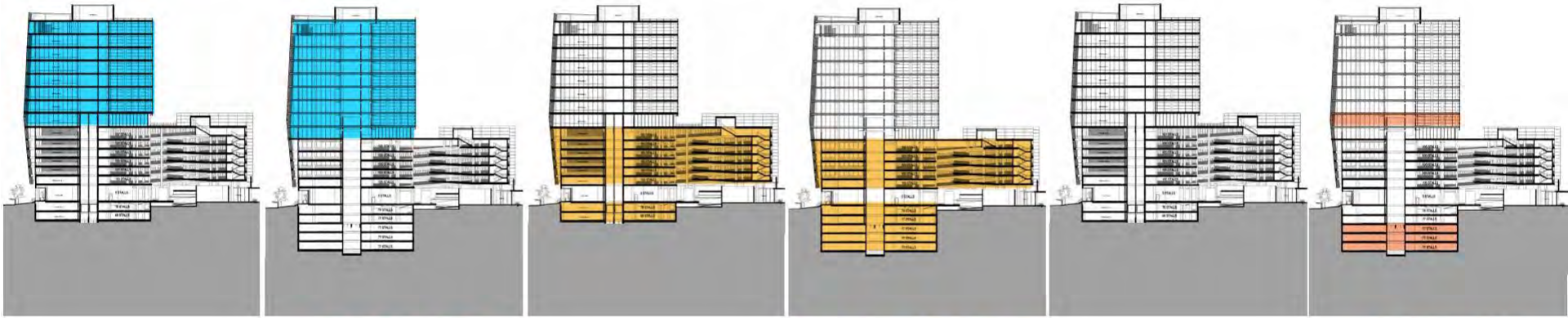
BENT BAR



WEDGE



CARVE



+40,000 RSF

+17% PARKING

+4 MONTHS

A3 005: Curtain Wall Mullion Layout

Author: Michael Welsh Date: 07/20/2018

Reviewed By:

Background:

The Purpose of this study is to evaluate several different curtain wall mullion layouts. The study focuses primarily on mullion spacing as it relates to sightlines from office levels out of the building. Using a sectional perspective of a typical office floor the study examines horizontal mullion spacing as it relates to the human scale as well as external views of the façade.

Current Condition / Options:

Previously, the design team has depicted 425 W Riverside with a curtain wall featuring a horizontally oriented mullion layout comprised of two different panel sizes. This configuration produces a horizontal mullion at 5'-0" AFF, approximately eye level. Several different mullion layouts eliminate the eye level mullion while maintaining efficient panel sizes.

Option A: Make all panels an equal height of approximately 4'-7" each.

Option B: Maintain the current panel sizes, moving the shorter 3'-10" panel to the bottom in order to eliminate a mullion at 5'-0".

Option C: Maintain the current panel sizes. Moving the curtain wall pattern down 1'-10".

Option D: Remove horizontal mullion at 5'-0" AFF and change vertical mullion spacing from 10'-0" to 5'-0".

Goals / Target:

- Minimize mullion obstructions in typical sight lines.
- Maintain efficient panel size and layout.
- Maintain an aesthetically appealing curtain wall layout.

Implementation Plan/Next Steps:

- Present options to Stream and discuss decisions as a team on July 25th.
- Make a determination by July 27th on direction to move forward or if any further study is warranted

Follow-Up:

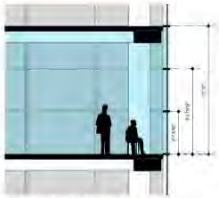
- Once a determination is reached Beck is to incorporate changes into the design model and CDs.

Analysis:

Current Configuration

Horizontal mullions at 5'-0" and 10'-0" AFF
- Produces a horizontal mullion at eye level when standing
- No change to current system cost

Option A: 4'-7" Equal Panels
Horizontal mullions equally spaced at approximately 4'-7"
- Creates a single panel size
- No cost change



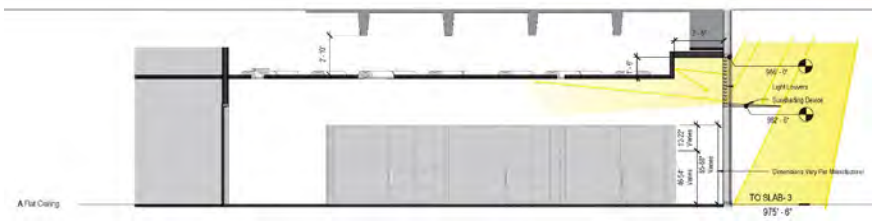
Option B: 3'-10" - 5' - 5'
Horizontal mullions at 3'-10" and 8'10" AFF
- Maintains current panel sizes and pattern
- Moves horizontal mullion out of standing sightline
- No cost change

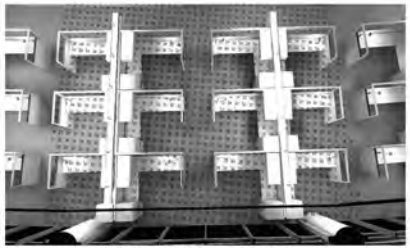
Option C: 3'-10" - 5' - 5' Shifted
Horizontal mullions at 2'-0" and 7'-0" AFF
- Maintains current panel sizes and pattern
- Moves horizontal mullions out of standing and sitting sightlines
- No cost change

Option D: 10'-0" - 3'-10"
Horizontal mullion at 10'-0" AFF and vertical mullions from 10'-0" to 5'-0"
- Moves horizontal mullion out of standing and sitting sightlines
- Add $400,000 for west façade

RIVER SOUTH | 10.23.2019 | 401 SOUTH FIRST STREET, AUSTIN, TX 78702

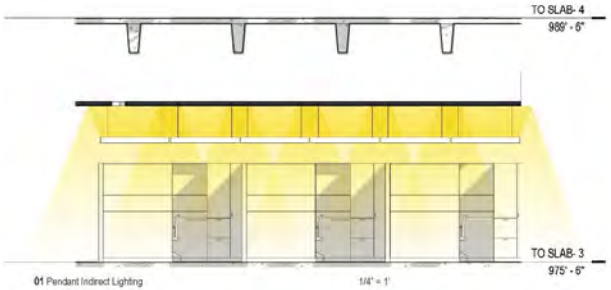
ANALYSIS VS ANECDOTE



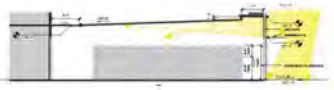
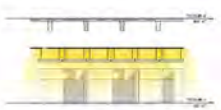
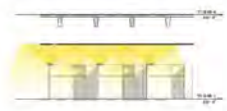


01 Pendant Indirect Lighting Photometric - Including Task Lighting

01 Pendant Indirect Lighting Perspective



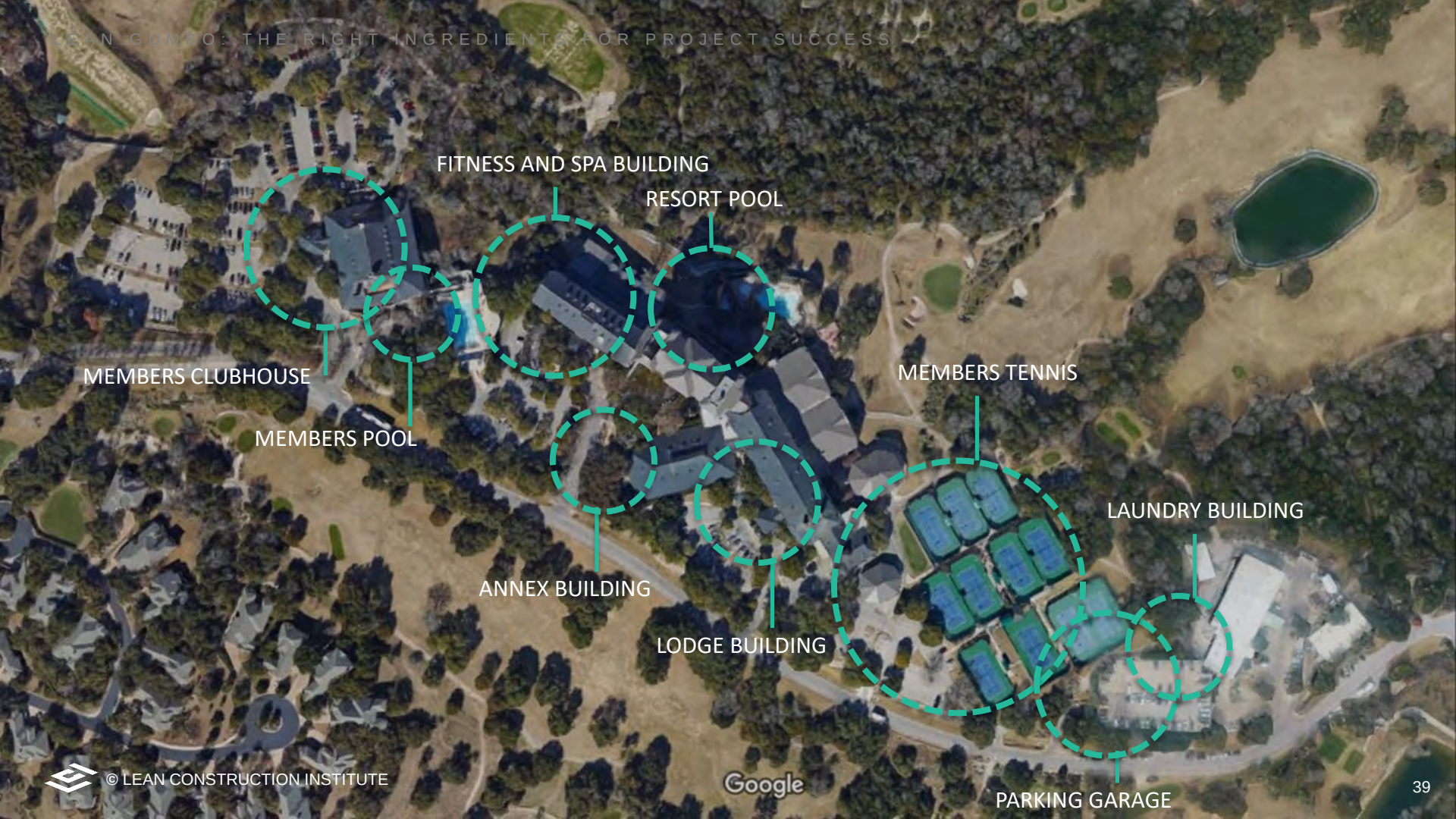
01 Pendant Indirect Lighting 1/4" = 1'

Ceiling Design / Lighting Design	**A** Flat Soffit Ceiling (2865 SF @ 25FC) – 60.1%	**B** Partially Sloped Ceiling (2707 SF @ 25 FC) – 61.5%	**C** Fully Sloped Ceiling (3175 SF @ 25FC) – 72.2%
	 **A** Flat Soffit Ceiling - No Cost Added 1/16" = 1'	 **B** Partially Sloped Ceiling - No Cost Added 1/16" = 1'	 **C** Fully Sloped Ceiling - No Cost Added 1/16" = 1'
1  **01** Pendant Indirect Lighting **No Cost Added** 1/16" = 1'	**A1** **Pendants with Flat Ceiling** **A** - Lowest Daylighting Depth **A** - More Compressed Experience **1** - Highest Light Power Density **1** - Compressed Height of Space A1 - Least Energy Efficient	**B1** **Pendants with Partially Sloped Ceiling** **B** - Medium Daylighting Depth **B** - Hot Spot Zone in Space **1** - Highest Light Power Density **1** - Compressed Height of Space	**C1** **Pendants with Fully Sloped Ceiling** **C** - Farthest Daylighting Depth **C** - More Open Space **1** - Highest Light Power Density **1** - Compressed Height of Space
2  **02** Overhead Indirect Lighting **No Cost Added** 1/16" = 1'	**A2** **Overheads with Flat Ceiling** **A** - Lowest Daylighting Depth **A** - More Compressed Experience **2** - Lowest Light Power Density **2** - Lowest Total Wattage	**B2** **Overheads with Partially Sloped Ceiling** **B** - Medium Daylighting Depth **B** - Hot Spot Zone in Space **2** - Lowest Light Power Density **2** - Lowest Total Wattage	**C2** **Overheads with Fully Sloped Ceiling** **C** - Farthest Daylighting Depth **C** - More Open Space **2** - Lowest Light Power Density **2** - Lowest Total Wattage C2 - Most Energy Efficient
3  **03** Workstation Indirect Lighting **Added Cost for this Option** 1/16" = 1'	**A3** **Workstations with Flat Ceiling** **A** - Lowest Daylighting Depth **A** - More Compressed Experience **3** - Medium Light Power Density **3** - Clean Ceiling Design	**B3** **Workstations with Partially Sloped Ceiling** **B** - Medium Daylighting Depth **B** - Hot Spot Zone in Space **3** - Medium Light Power Density **3** - Clean Ceiling Design	**C3** **Workstations with Fully Sloped Ceiling** **C** - Farthest Daylighting Depth **C** - More Open Space **3** - Medium Light Power Density **3** - Clean Ceiling Design

TARGET
VALUE
DELIVERY

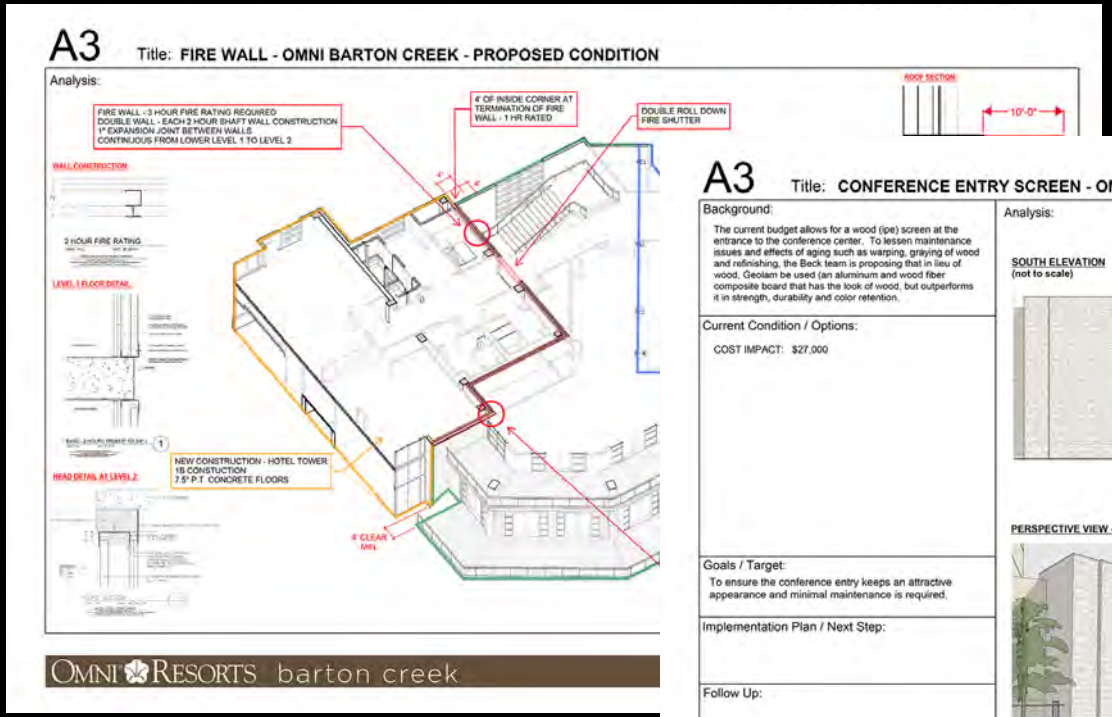
COLLABORATION
& COMMUNICATION

CRAFT &
COMMUNITY



pull plan

big room



A3 Title: FIRE WALL - OMNI BARTON CREEK - PROPOSED CONDITION

Analysis:

FIRE WALL - 3 HOUR FIRE RATING REQUIRED
DOUBLE WALL - EACH 2 HOUR SHAFT WALL CONSTRUCTION
1" EXPANSION JOINT BETWEEN WALLS
CONTINUOUS FROM LOWER LEVEL 1 TO LEVEL 2

4' OF INSIDE CORNER AT TERMINATION OF FIRE WALL - 1 HR RATED

DOUBLE ROLL DOWN FIRE SHUTTER

ROOF SECTION

10'-0"

WALL CONSTRUCTION

2 HOUR FIRE RATING

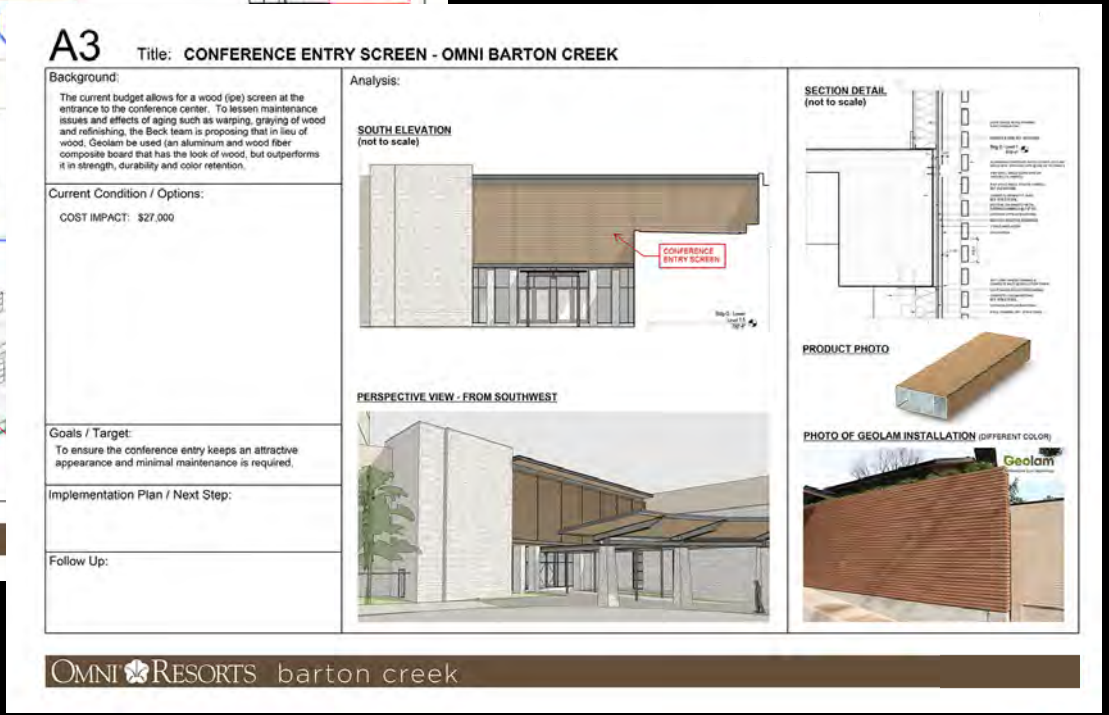
LEVEL 1 FLOOR DETAIL

HEAD DETAIL AT LEVEL 2

NEW CONSTRUCTION - HOTEL TOWER
1B CONSTRUCTION
7.5" P.T. CONCRETE FLOORS

4' CLEAR MFL

OMNI RESORTS barton creek



A3 Title: CONFERENCE ENTRY SCREEN - OMNI BARTON CREEK

Background:

The current budget allows for a wood (ipe) screen at the entrance to the conference center. To lessen maintenance issues and effects of aging such as warping, graying of wood and refinishing, the Beck team is proposing that in lieu of wood, Geolam be used (an aluminum and wood fiber composite board that has the look of wood, but outperforms it in strength, durability and color retention.

Current Condition / Options:

COST IMPACT: $27,000

Goals / Target:

To ensure the conference entry keeps an attractive appearance and minimal maintenance is required.

Implementation Plan / Next Step:

Follow Up:

Analysis:

SOUTH ELEVATION
(not to scale)

CONFERENCE ENTRY SCREEN

PERSPECTIVE VIEW - FROM SOUTHWEST

SECTION DETAIL
(not to scale)

PRODUCT PHOTO

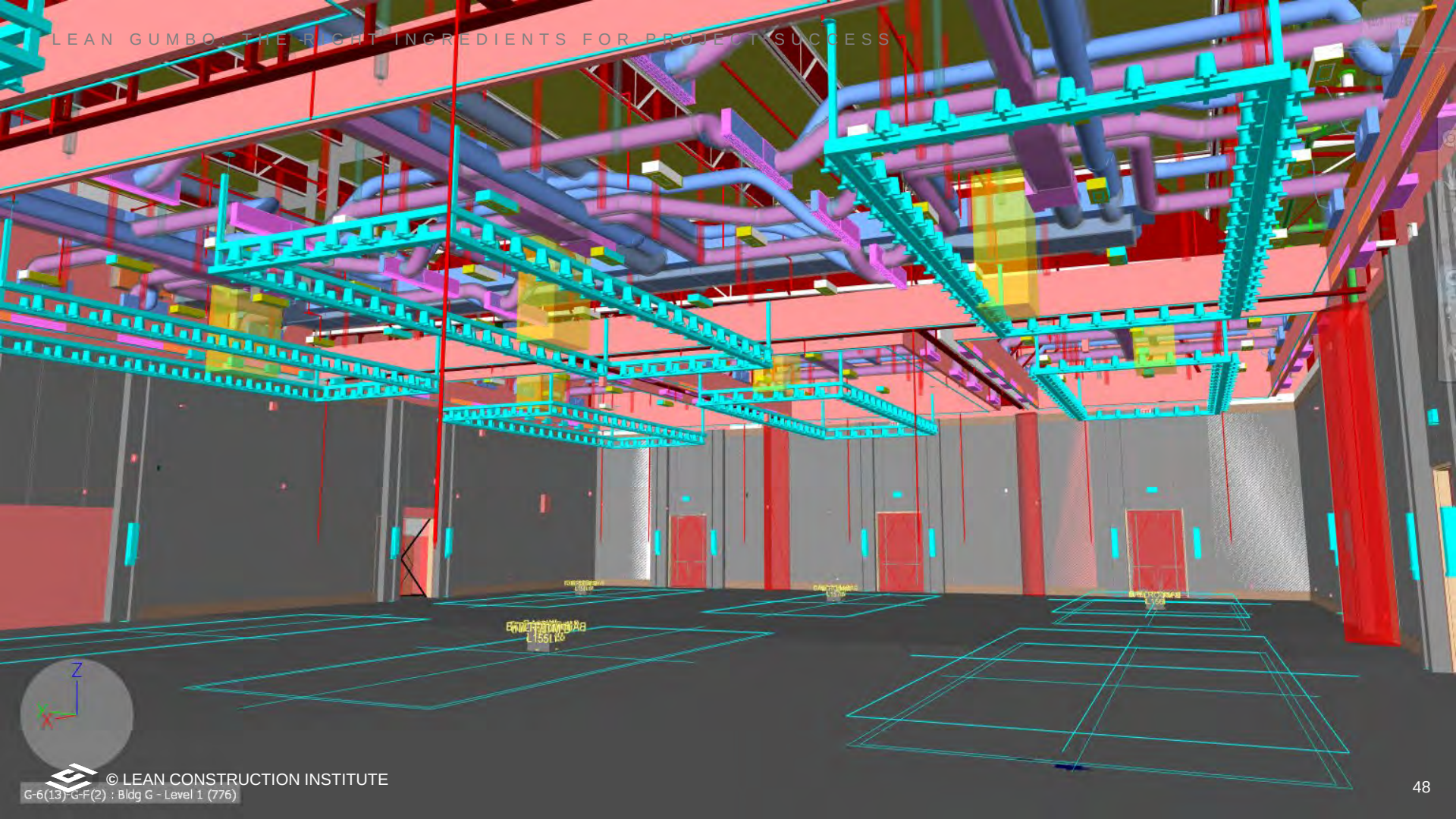
PHOTO OF GEOLAM INSTALLATION (DIFFERENT COLOR)

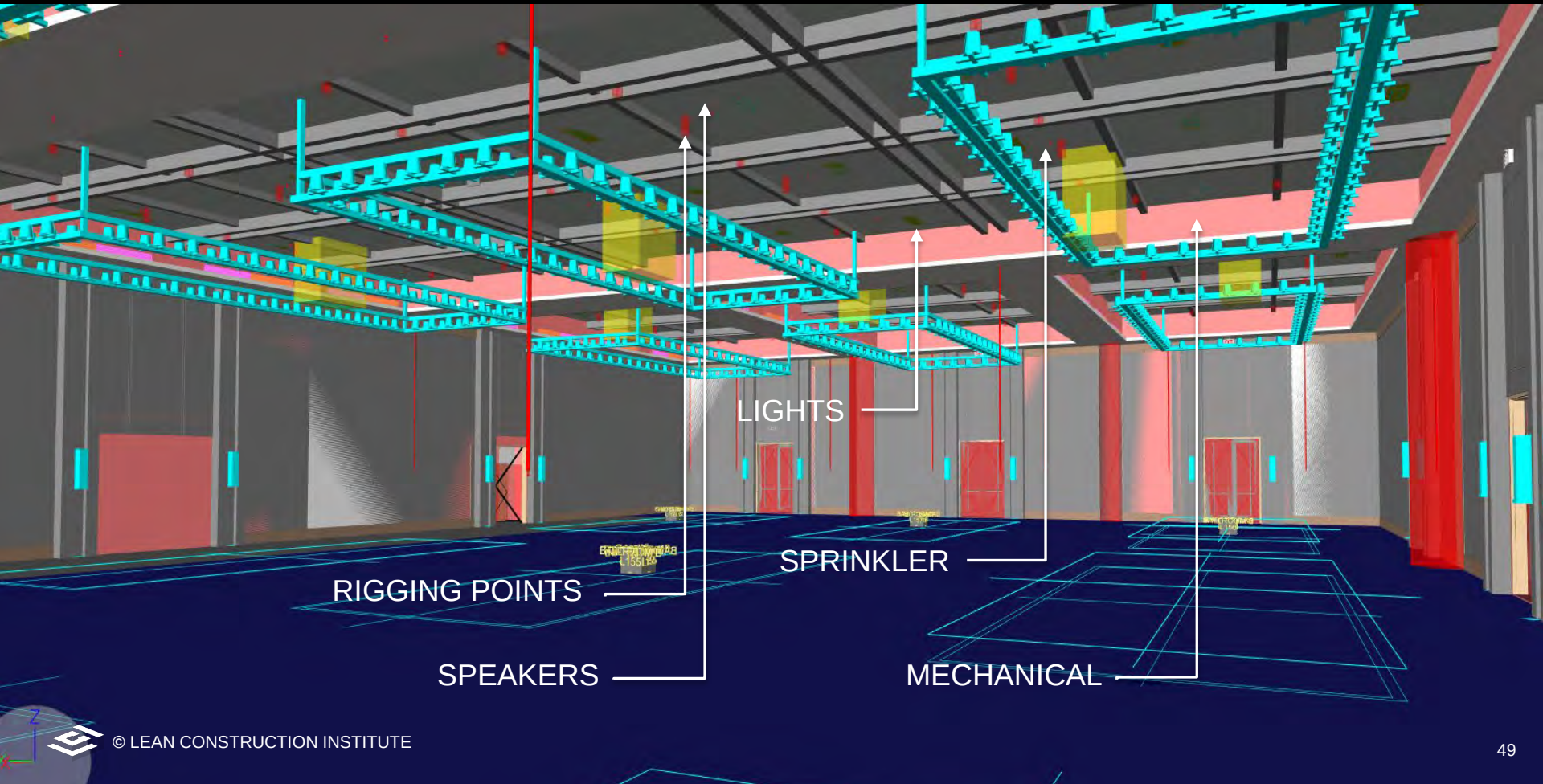
Geolam

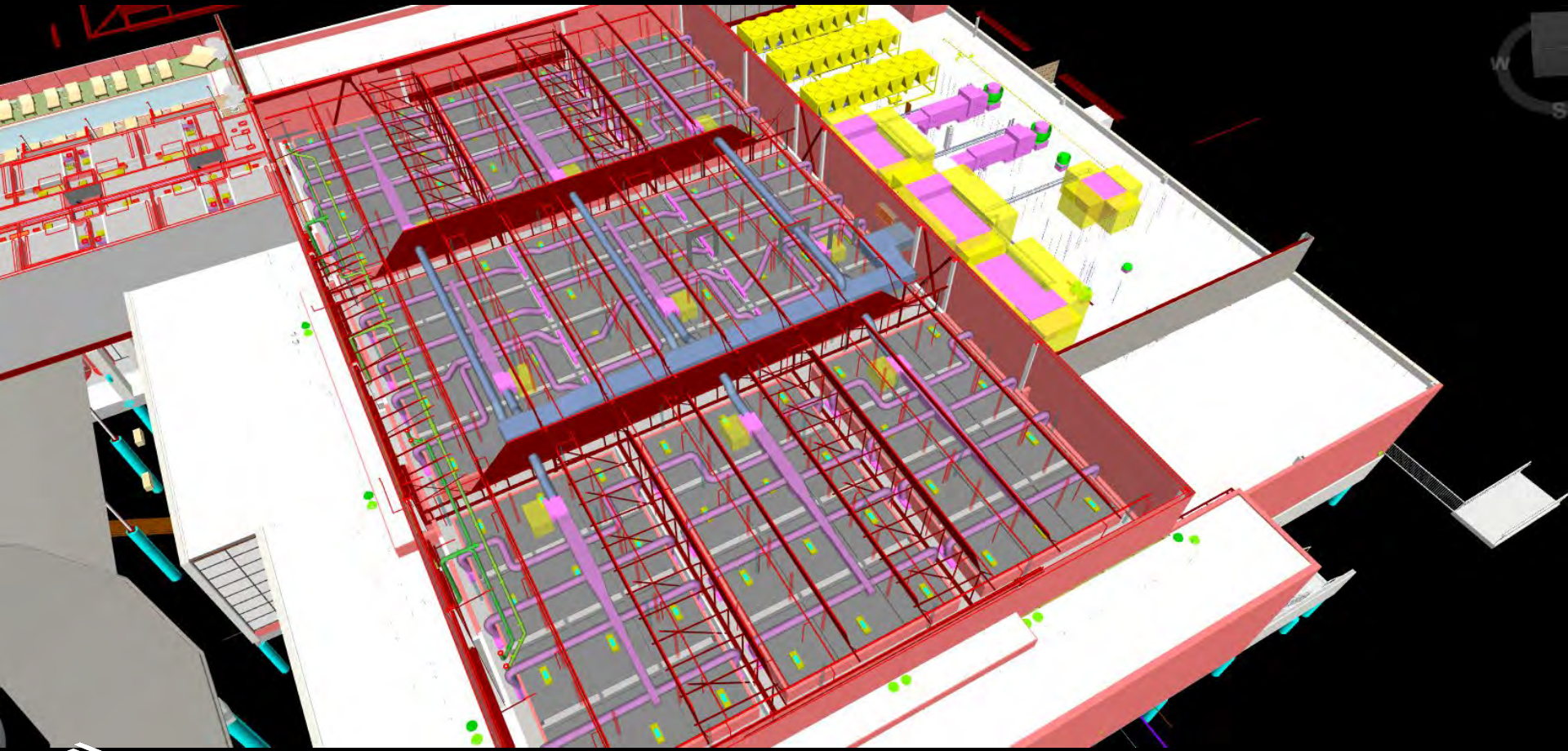
OMNI RESORTS barton creek

A3

on site







TARGET
VALUE
DELIVERY

COLLABORATION
& COMMUNICATION

CRAFT &
COMMUNITY

University of South Florida
Davis Hall

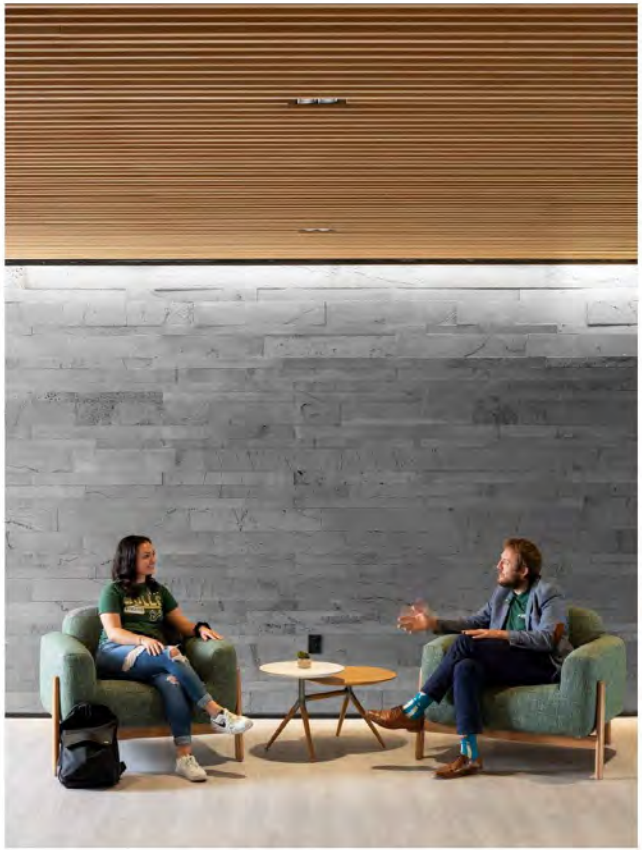
CONVERSATIONS ON OPPORTUNITIES AND RESPONSIBILITIES:

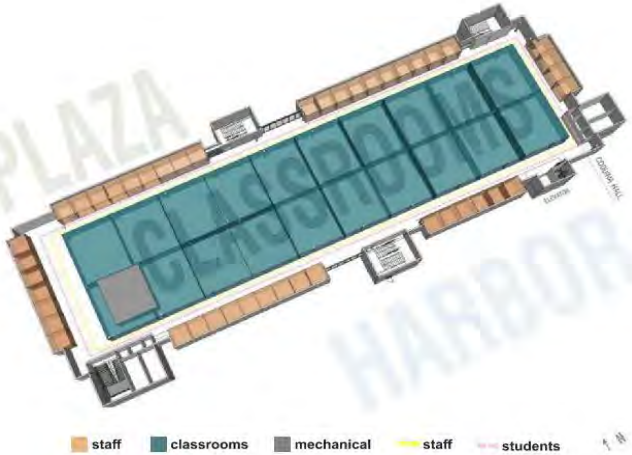
DESIGN/DETAILS

CLIENT/USER

COMMUNITY

Project Location: St. Petersburg, Florida
Total Square Footage: 33,215 GSF
Cost per Square Foot: $152.00/GSF
Construction Cost: $5,035,000
Date of Substantial Completion: 12/21/2020





Pre-Existing Conditions

Characteristics of Pre-Existing Conditions

- Centralized Classrooms
- Offices located at the perimeter of the building, at the ribbon windows
- No collaborative spaces for students and faculty
- Limited outdoor views and natural light beyond the office spaces
- No sense of identity or place
- No amenities for the display of student work or research artifacts

*All interior walls were demolished. Limited electrical and mechanical systems above the ceilings could be removed due to main service on the lower level.

Southwest Lounge Perspective

Central Lounge Perspective

Organizational Diagram

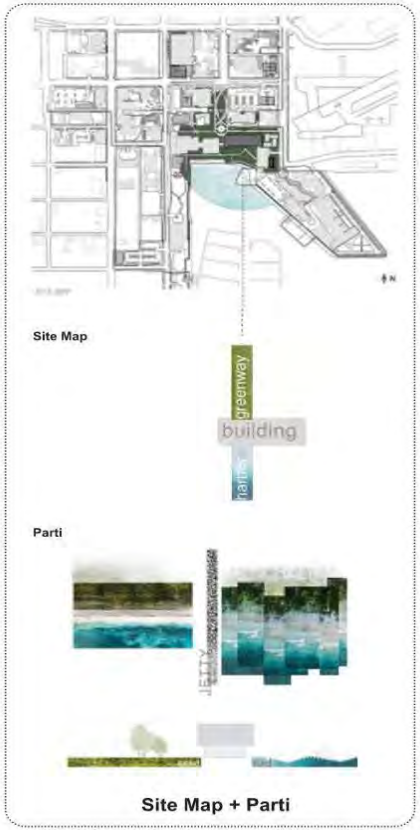
Programmatic Floor Plans

Proposed Design

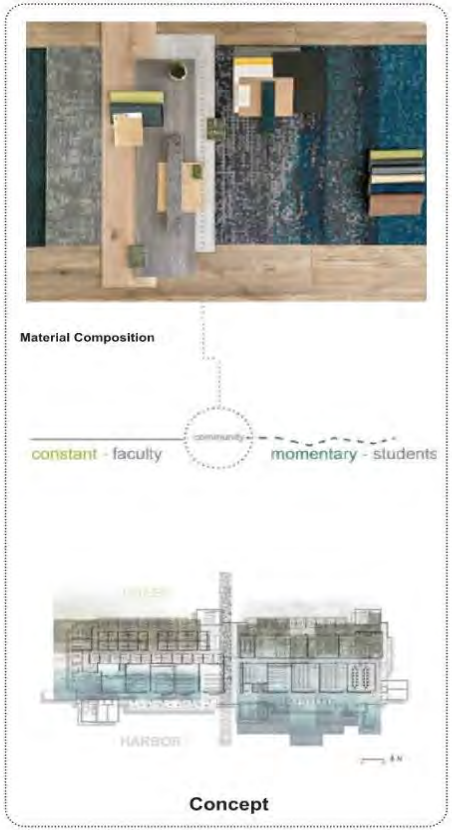
Proposed Design Considerations

- The use of varying scales and types of public spaces to organize the program
- Take advantage of natural light and views
- Consider the limited ratio of square footage to program, circulation areas and lounge areas were combined to create a "concourse" lounge at the south end of the building, allowing for more natural light to enter the spaces and views of the harbor. This served as the main organizational element.
- A centrally located stone wall, the jetty, links the central faculty and student lounges as well as the views of the harbor to the south and views of the green to north. This creates an experience which allows the faculty and students to harmoniously coexist.
- The organization of the classrooms allows for easy way finding for first time students as well as several lounges for studying, collaboration or waiting.
- All lounge spaces provide opportunities for the display of artifacts and research projects.

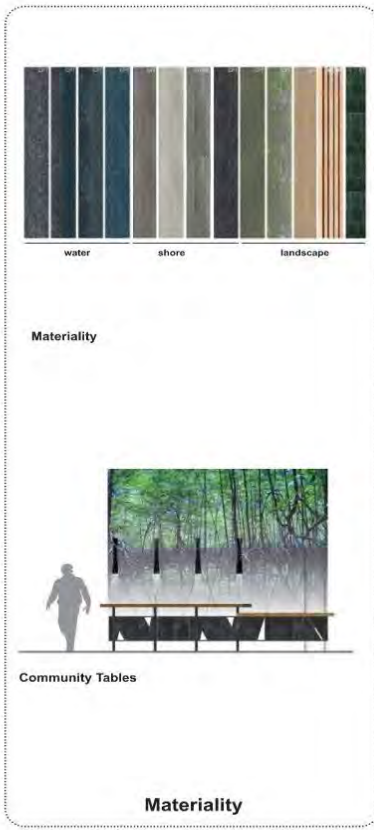
*The project's scope excluded bathrooms and vertical circulation.



Site Map + Parti



Concept



Materiality

Conceptual Strategy

Site Inspiration

The existing building is the link between the campus green space and the water, establishing the inspiration for the “solid” and “fluid” elements of the project.

Concept Diagram

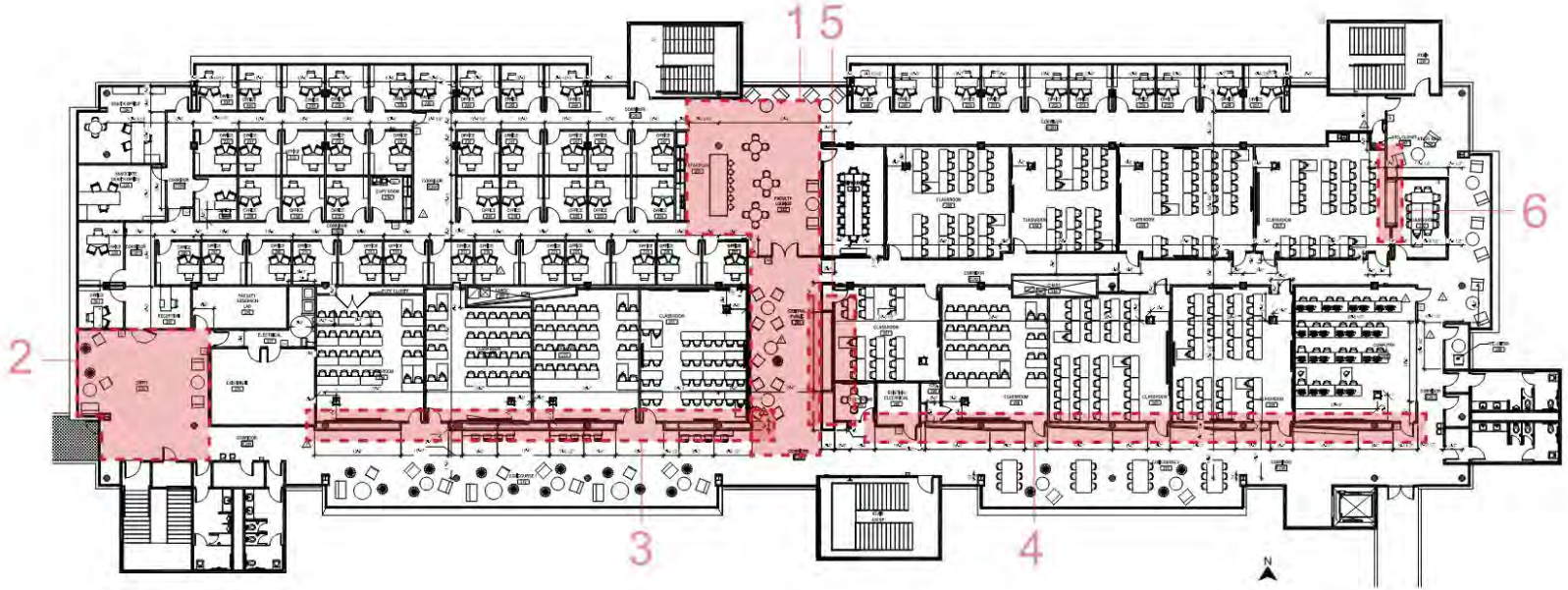
Ideas of "solidity" and "fluidity" parallel the permanence of the faculty and staff as compared to the fluidity of the ever-changing student population.

A centrally located armature serves as a physical and visual link between the water and landscape, as well as the student and faculty lounges. This “armature” is derived from the role of a jetty, creating an opportunity for a moment of calm.

Materiality

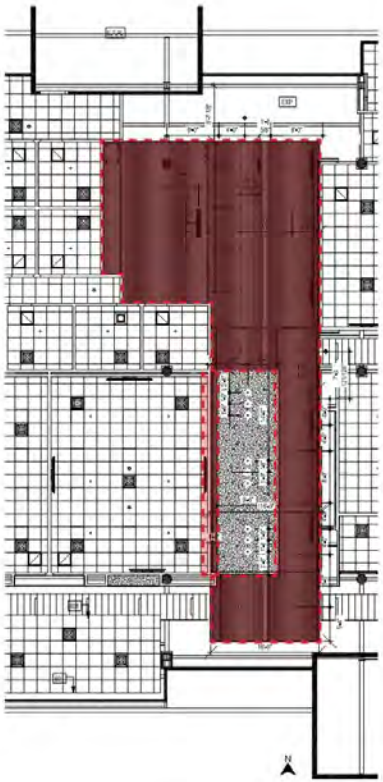
The colors and textures of the water and landscape were the inspiration for the material color palette.

Visually, the materials represent the transitional nature of the facility as a link between the solid and fluid elements of the project, and mirror the nature of the surrounding site.

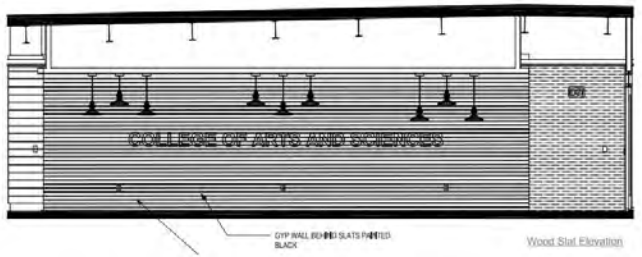


Overall Floor Plan

1. Central Lounge - Ceiling and Feature Wall
2. Entry Lounge - Ceiling
3. East Concourse - Feature Wall
4. West Concourse - Feature Wall
5. Central Lounge - Large Display Case
6. Classroom - Display Case



Partial Reflected Ceiling Plan - Central Lounge



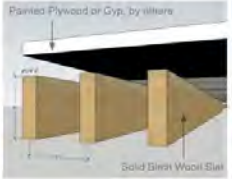
Wood Slat Elevation

GYP. Ceiling by others

Wood Slat Perspective

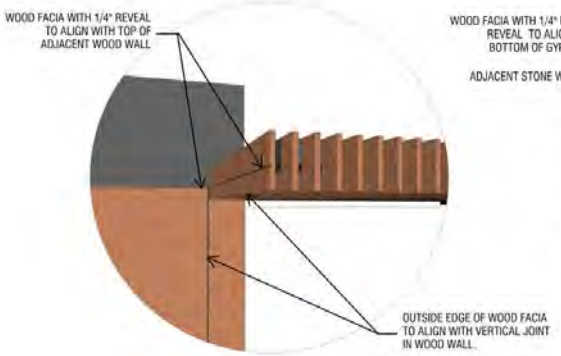
Solid Birch Wood Slat

Wood Slat Wall Detail

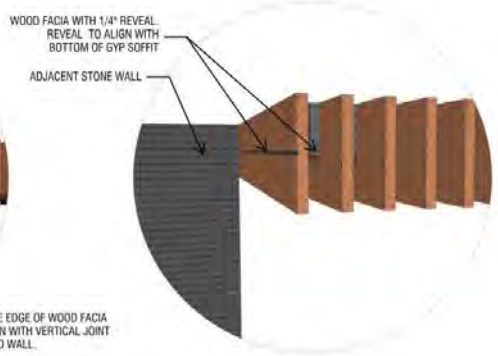


Wood Slat Ceiling Detail

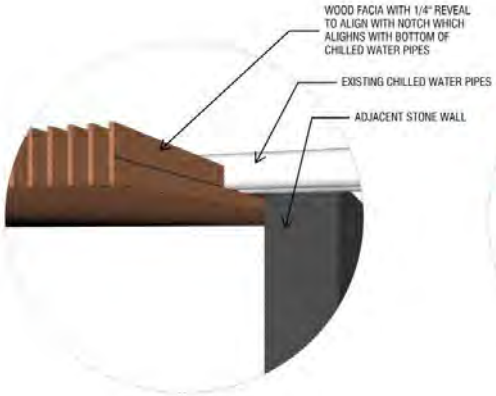
Edge Detail



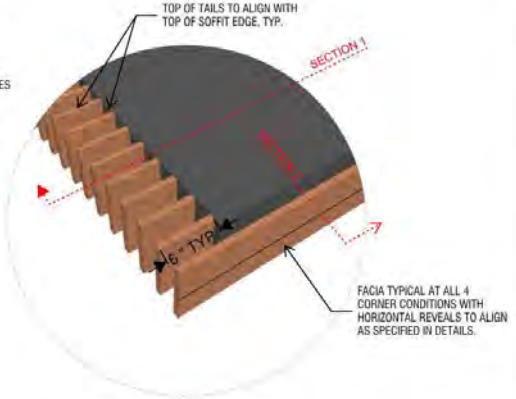
A - SW CORNER



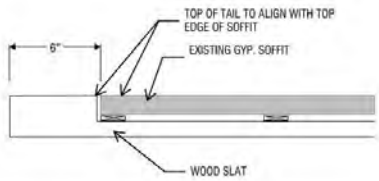
C - NE CORNER



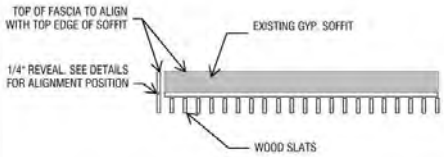
B - SE CORNER



D - TYPICAL TAIL DETAIL
AT BOTH NORTH AND SOUTH EDGES

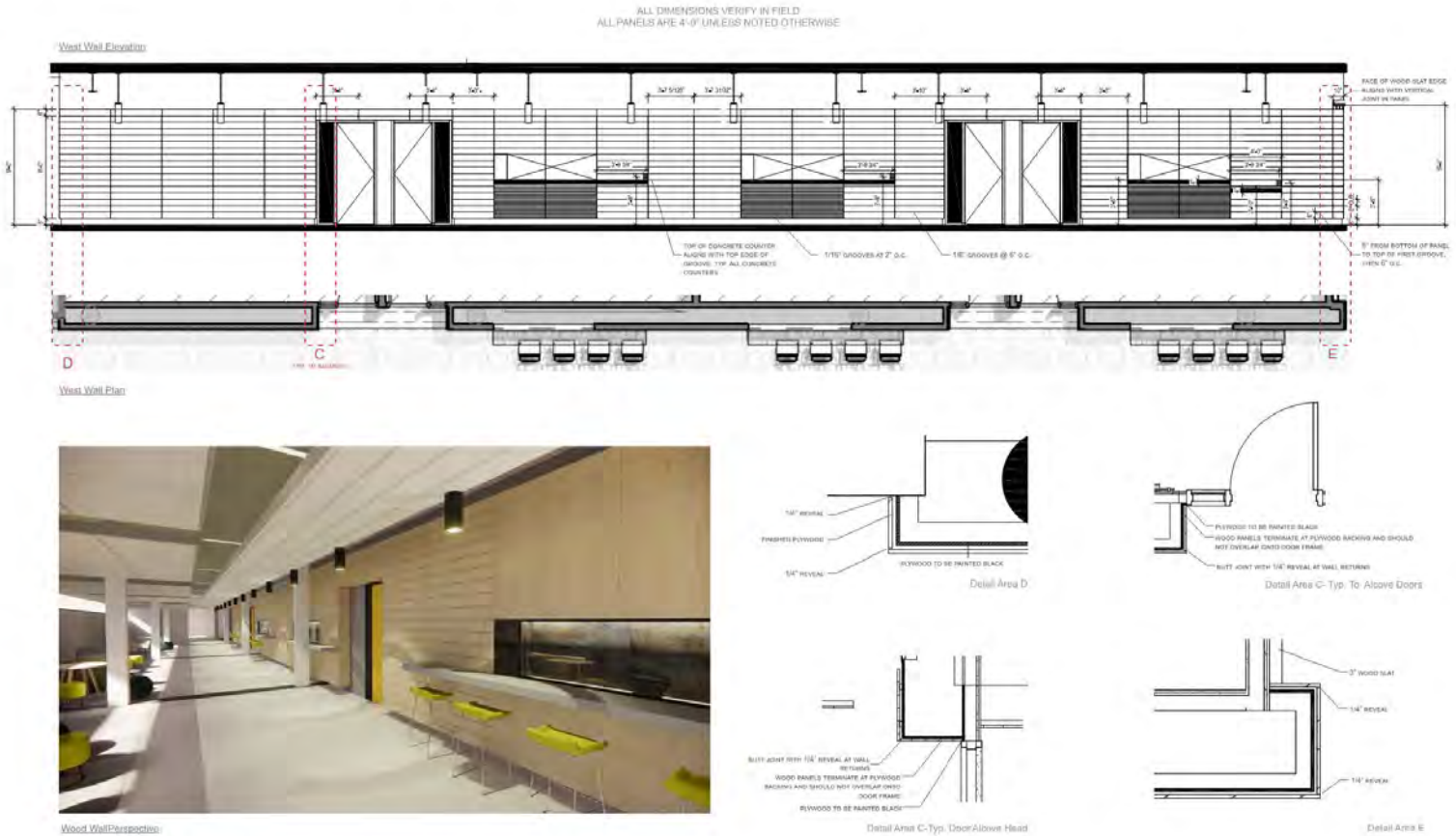


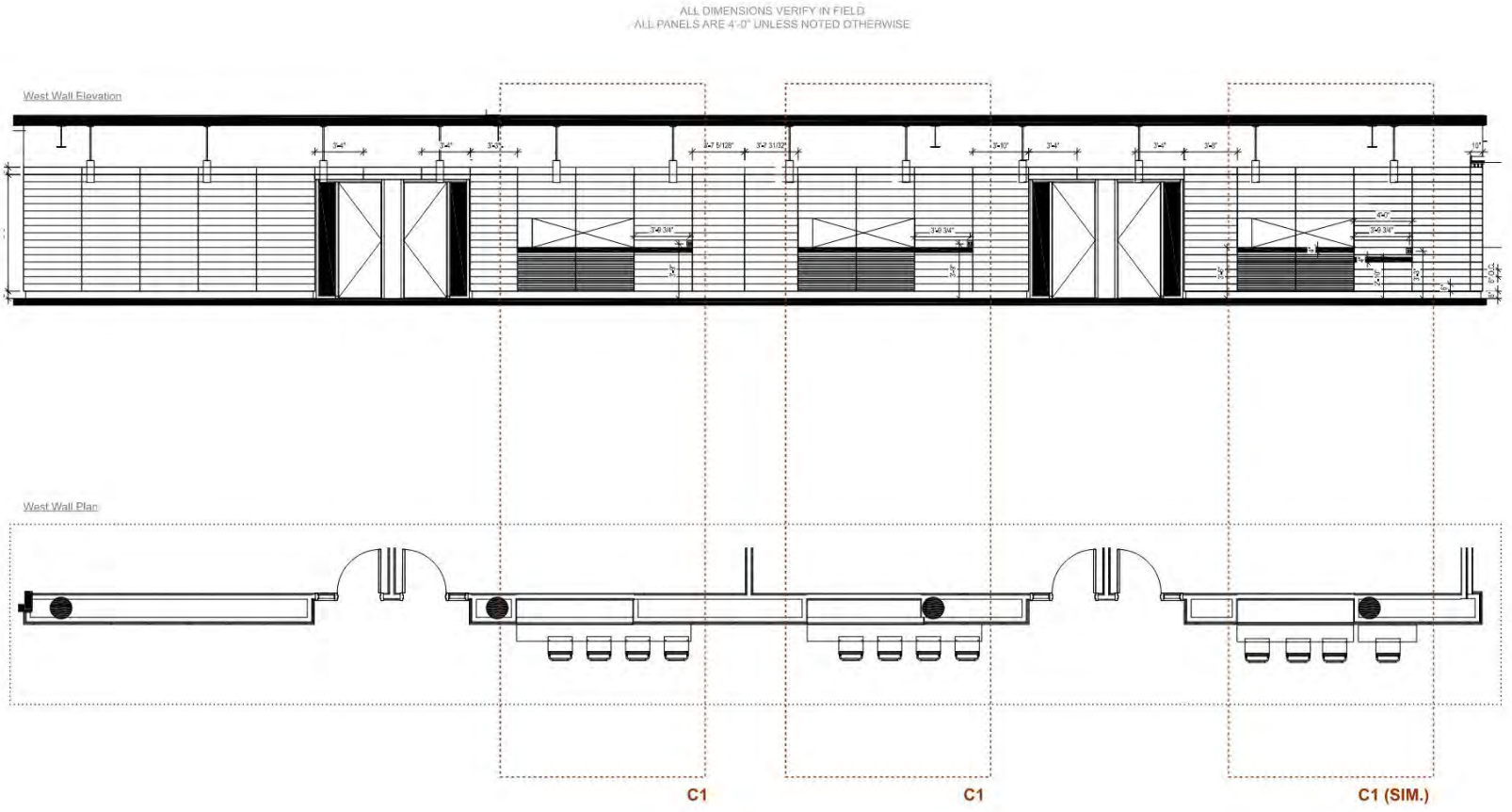
SECTION 1 - TYP. TAIL DETAIL @ NORTH AND SOUTH EDGES

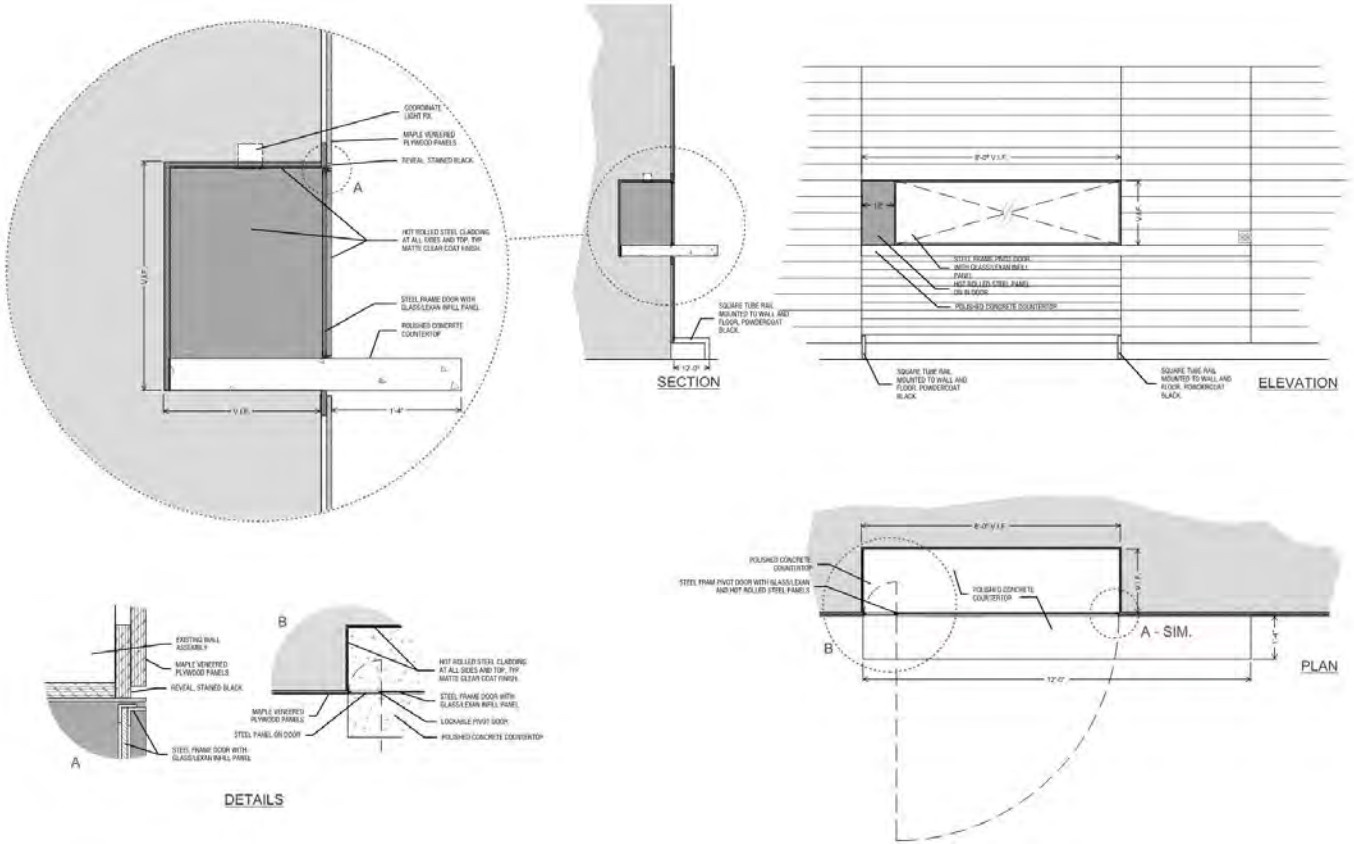


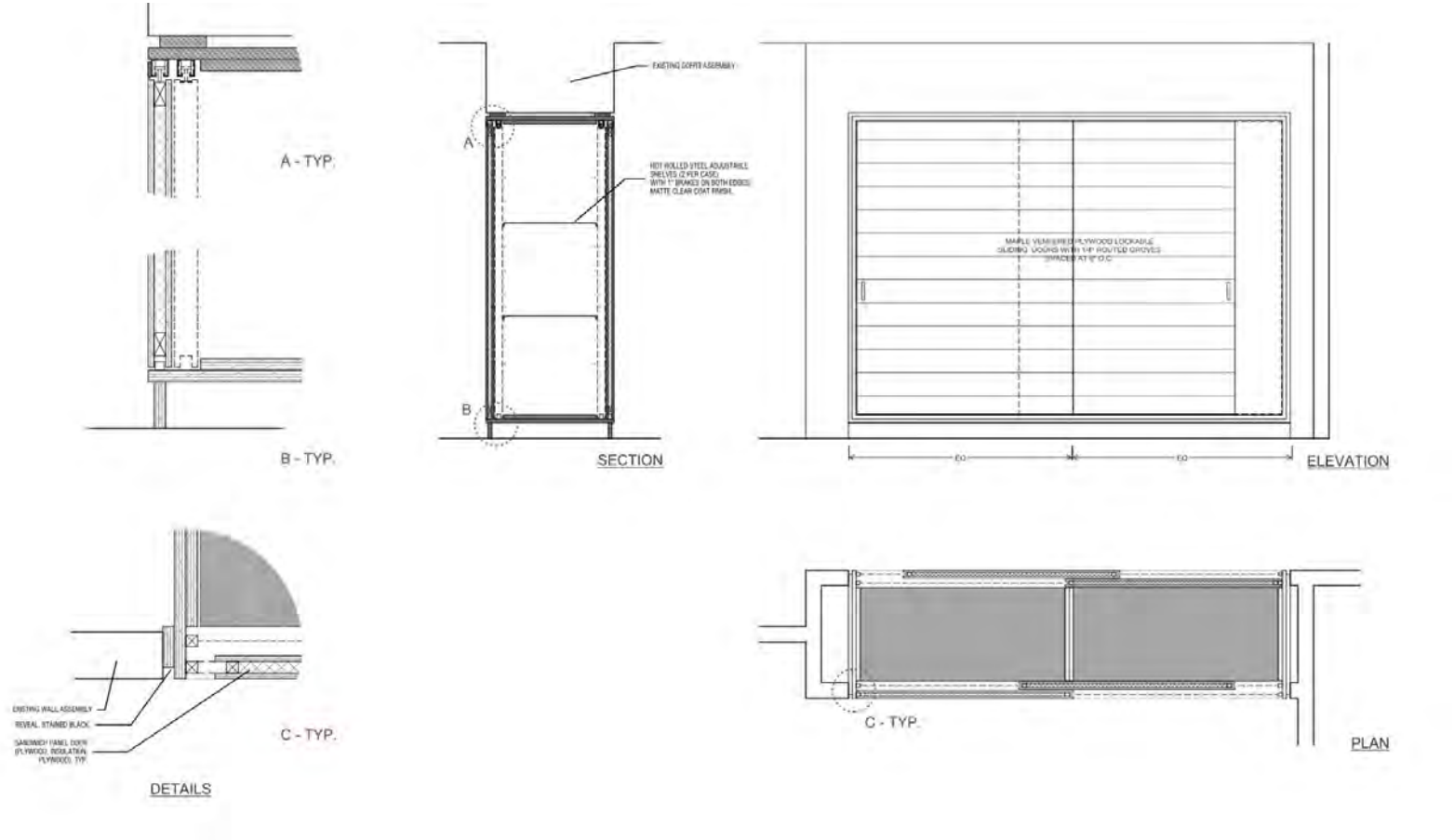
SECTION 2 - TYP. FACIA DETAIL @ NORTH AND SOUTH CORNERS

NOTE:
- ILLUSTRATIONS ARE NOT TO SCALE
- REF. SHEET A-02 FOR DETAIL DESIGNATION









TARGET
VALUE
DELIVERY

COLLABORATION
& COMMUNICATION

CRAFT &
COMMUNITY

DESIGN LED

DESIGN BUILD

24TH ANNUAL

24TH LCI CONGRESS
OCTOBER 18-21

Design Led, Design Build

Brian Miller, Jeet Singh, Jacqueline Dudley

LEAN GUMBO: THE RIGHT INGREDIENTS FOR PROJECT SUCCESS

October 19, 2022