

EI010.01

The Following Information Should be Completed Here:

Project Total Square Footage:
6,935 SF

Cost per Square Foot: **\$89/sf**

Construction Cost: **\$618,240**

Date of Substantial Completion:
February 2017

Location of Project:
Pensacola, Florida

Type: Interiors

The uppermost floor of an office building dating to 1940 was completely renovated to create this contemporary workplace for a healthcare real estate development company. The renovation opened the floor plate, combining three tenant spaces into one, with private offices and meeting space at the perimeter, and open workstations and collaborative space in the center.

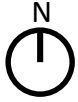
The preferred aesthetic for the project was a “rustic industrial” look. Heart pine columns and joists original to the building were cleaned and exposed in the new design, along with the original wood floor, which required extensive refinishing to remove carpet glue. New reclaimed wood paneling complements the existing pine, along with the bare existing load-bearing brick masonry walls.

Custom furnishings and furniture pieces, such as the break area island, act as a counterweight to the lighter wood tones. Daylighting was also an important consideration, with nine-foot high, butt joint glazing systems installed at each private office to extend natural light into the interior.

The warm, yet modern interior helps brand the company as a forward-thinking industry leader.

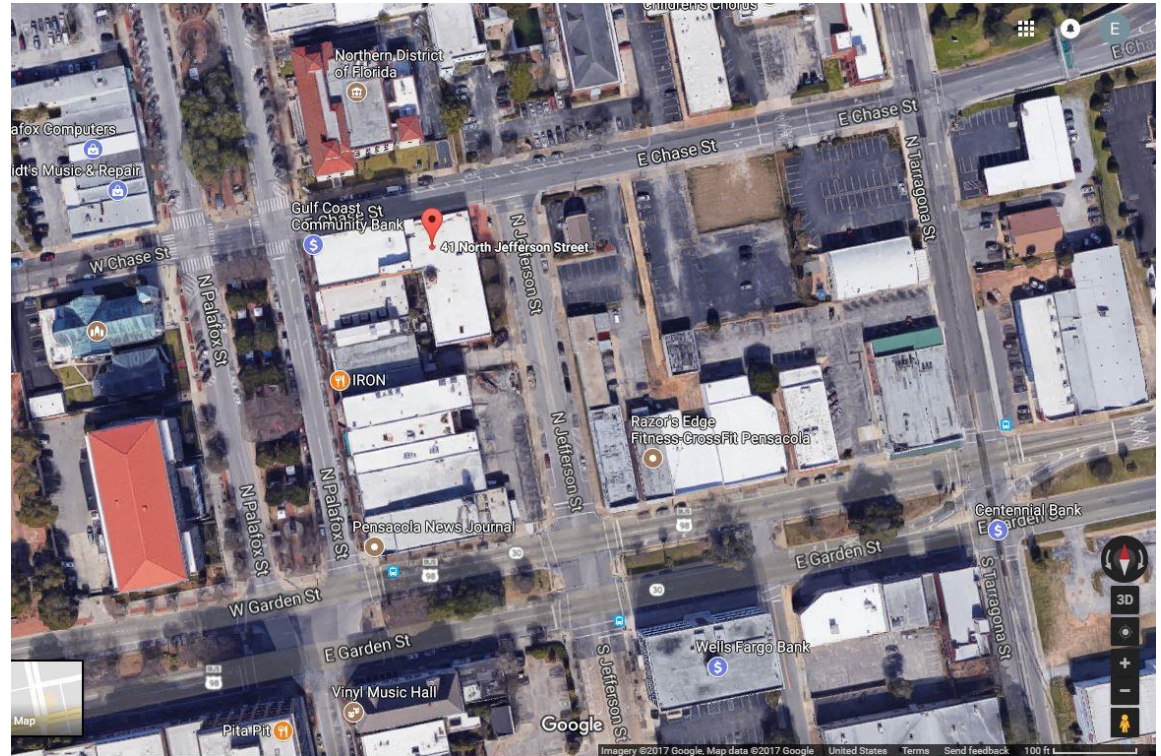


EI010.02



AERIAL PHOTOGRAPH

The original four story office building dates to the 1940s, with a one story annex that serves as the primary entrance added to the east side in the 1980s. Tenant parking is located to the east, across Jefferson Street, with street parking available on Jefferson and Palafox Streets.



EI010.03

TOP: Jefferson St. Entrance/Annex

BOTTOM: Palafox Façade

The building's structural system consists of load-bearing brick masonry walls. The perimeter walls have always been left exposed on the interior on all floors. Floor to floor heights are 12'-0" on the second and third floors and 16'-0" on the bottom and top stories.



EI010.04



FLOOR PLAN
SCALE: 1/8"=1'-0"

Our client purchased the entire building and decided to renovate the top floor as their new office space.

The new design virtually cleared the existing floorplate, with three tenant spaces merging into one. Only the bathrooms and vertical circulation remained in their original location. A new, single-user bathroom was created on the opposite side of the existing plumbing wall to comply with ADA.

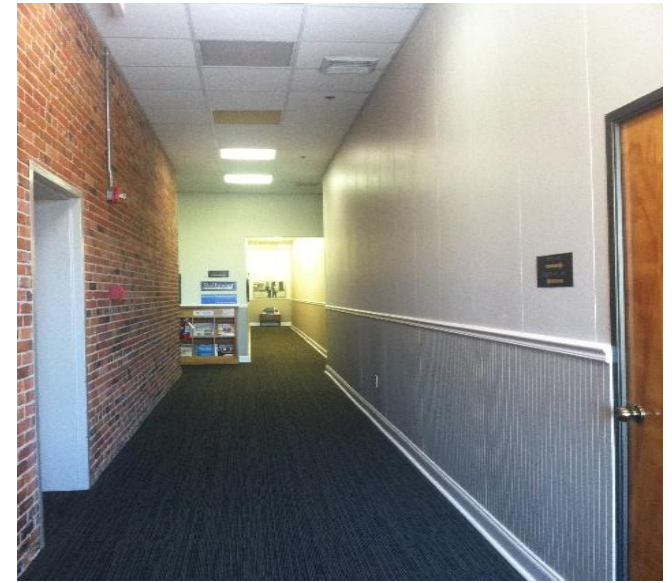


EI010.05

This slide depicts the before (top) and after (bottom) views when exiting the primary elevator.

Previously, the interior was carved haphazardly into three different tenant spaces, creating long, poorly lit corridors. The new design opens up the floor plate to create a sense of arrival upon entry into the space.

BEFORE



AFTER



EI010.06

75% of the original heart pine flooring had been covered with carpet over the years. The floor was exposed, resanded and sealed during construction.

A key part of the design concept was exposing the original structure. A recent roof renovation that installed rigid board allowed the existing batt insulation between the heart pine joists to be removed while retaining the integrity of the thermal envelope.

The warm, yet modern interior has helped brand the company as a forward-thinking industry leader. The new space is approximately double the size of their previous office, and has already allowed for additional hiring.



EI010.07

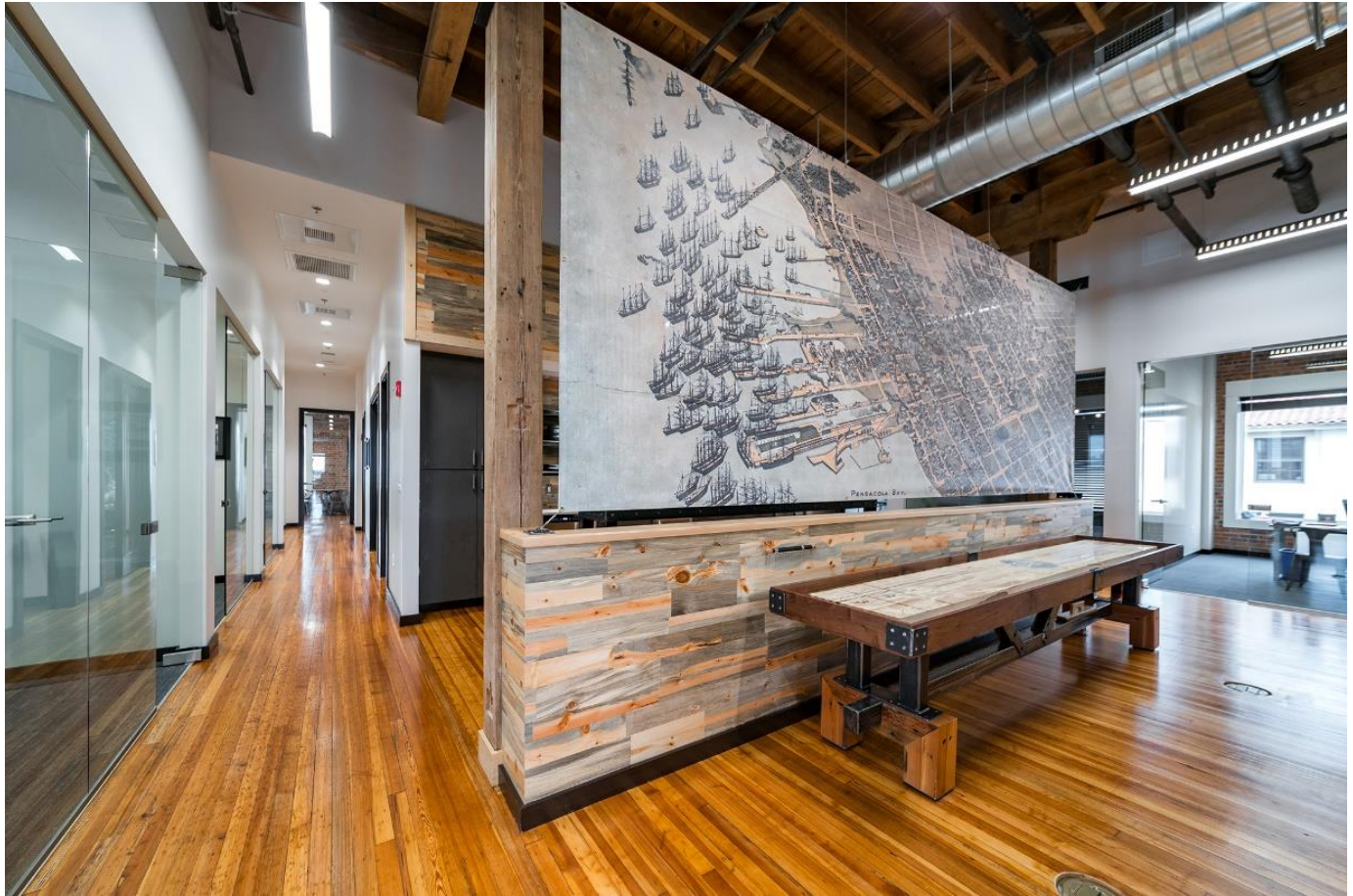
A custom steel bike rack near the employee elevator adds an industrial look to the existing brick masonry wall. An active lifestyle is an integral part of the office culture, with several employees opting to bike to work.



EI010.08

A printed screen emblazoned with a map of Pensacola circa 1885 helps articulate the break area from the open office.

A white noise system mitigates acoustic distractions in the open office area.



EI010.09

The back of the screen depicts Pensacola today and lists corporate values and helps shield employees on break from the work area.

A custom-designed steel bar table anchors the break area, which has a café-style feel, complete with chalkboard and open shelving.



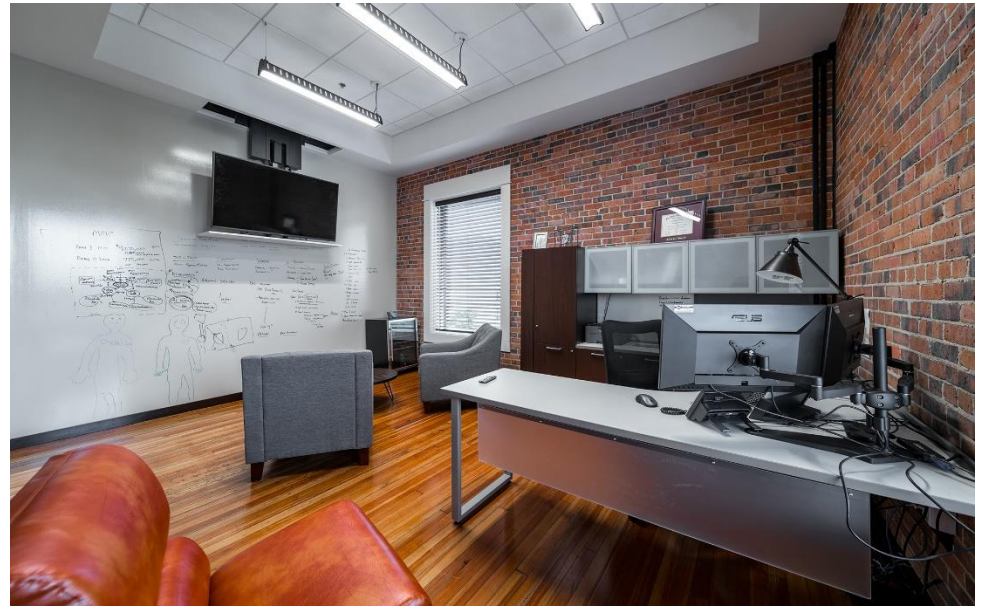
EI010.10

Nine-foot high, butt joint glazing systems installed at each private office extend natural light into the interior.



El010.11

The CEO's office occupies the northwest corner of the building, allowing for broad views of Palafox street.



EI010.12

Collaboration is a critical component of the company's culture. Whiteboard paint walls were utilized at each private office and conference area to allow for interactive brainstorming.



EI010.13

Modular furniture in the training room allows for multiple spatial configurations to suit the client's needs. A suspended, reclaimed wood "cloud" complements the original heart pine floor.



EI010.14

Folding glass doors in the training area and conference room allow the two spaces to be combined into one for inter-office gatherings and large corporate events.



EI010.15

The conference room faces west, with a direct view of historic St. Michael's Basilica. The table is a custom, 14-foot long piece constructed of pine.

