



PORTFOLIO 1

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RESEARCH

HEALTHY BUILDING SYSTEMS

- LOWER OPERATING COSTS AND RISKS
- INCREASING NET OPERATING INCOME
- MAKING BUILDINGS MORE MARKETABLE (GREEN CERTIFICATIONS MAKE IT MORE APPEALING TO BUYERS)
- “HEALTHY BUILDINGS® INDOOR AIR QUALITY PROGRAMS BUILD VALUE INTO OUR CLIENTS’ ASSETS, RETAINING AND ATTRACTING TENANTS AND EMPLOYEES, IMPROVING PRODUCTIVITY, REDUCING LIABILITY, AND BRANDING THEM IN THE MARKETPLACE AS SUSTAINABILITY LEADERS.”
- SYSTEMS LIKE THE PARTITIONS FROM THE COMPANY BAUTEX
- PROVIDE QUIET AND PRIVATE AREAS WHILE KEEPING OPERATING AND MAINTAINING COSTS LOW (EX. AUSTIN REGIONAL CLINIC)
- THE SEA STAR BASE GALVESTON USED BAUTEX TO BECOME MORE HURRICANE PROOF WHICH IN THE LONG RUN REDUCES MAINTAINING AND REPAIR COSTS
- REGULAR WATER AND AIR AUDITS ARE ESSENTIAL IN CREATING AND KEEPING A HEALTHY BUILDING



STAKEHOLDER PROFILE

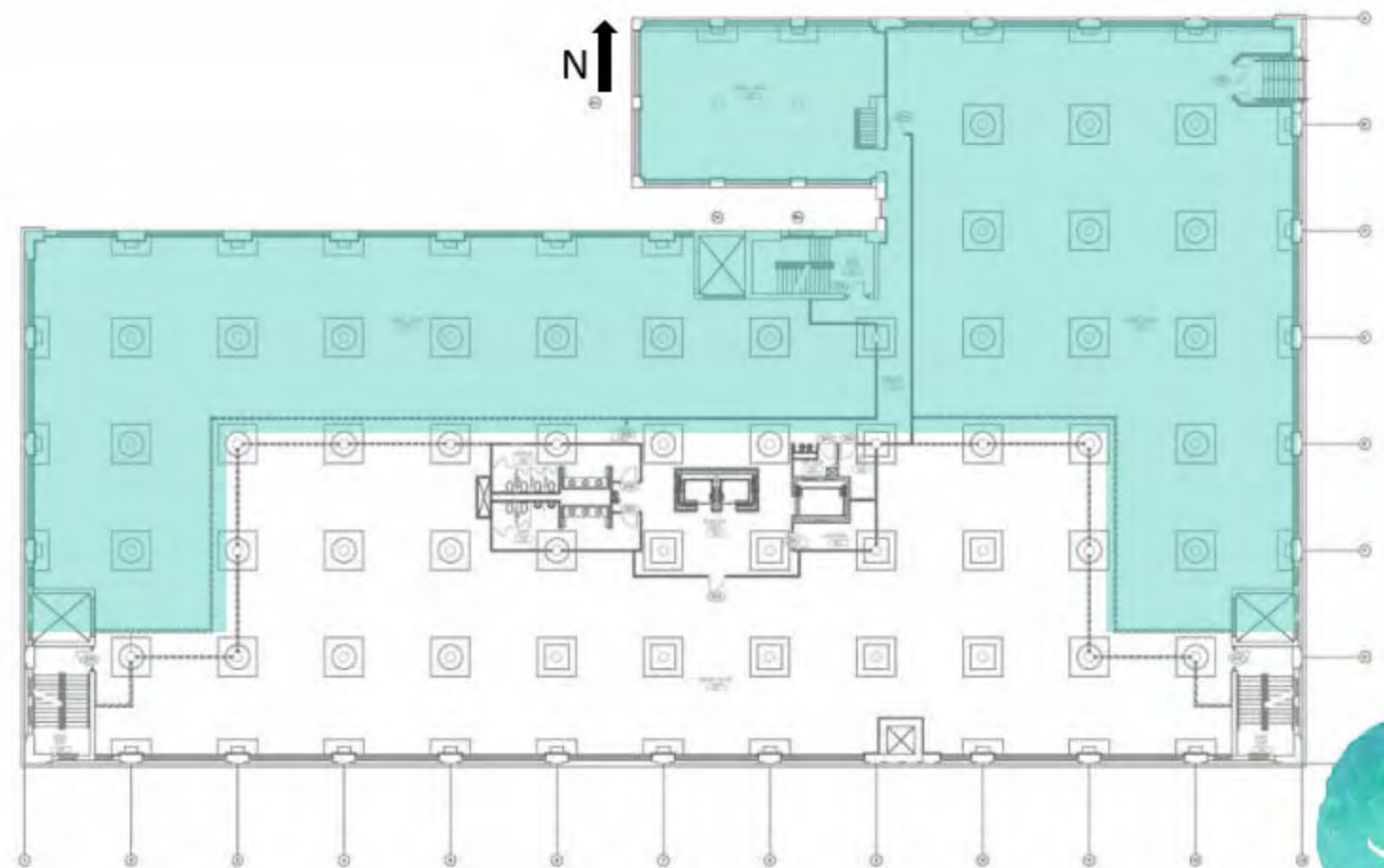


- CLIENT AND OWNER: BROOKFIELD PROPERTIES
- WANTS TO IMPLEMENT A SPACE THAT WILL MAXIMIZE REVENUE
- USERS OF THE SPACE WILL BE INDIVIDUALS COLLABORATING THROUGH ORGANIZATIONS THAT HAVE LEASED THE SPACE
- EASILY ACCESSIBLE
- OPEN FLOOR PLAN WITH THE OPTION OF PRIVACY
- TRANSITIONAL DESIGN, MODERN BUT WITH TOUCHES OF TRADITIONAL
- USERS FROM RICHMOND LOVE A CULTURALLY RICH AREA WHICH COULD BE USED AS A DESIGN TOOL



SITE PROFILE

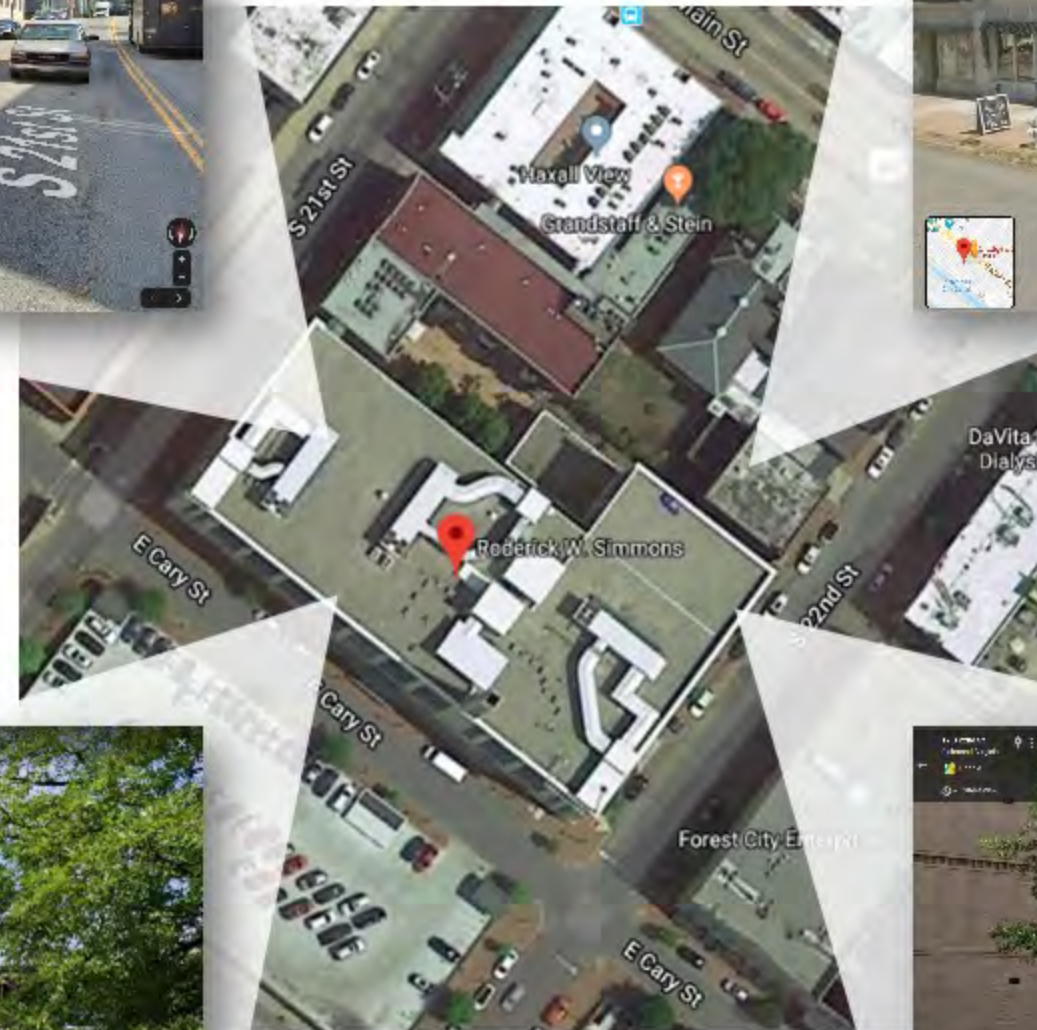
USABLE TENANT SPACE: \approx 10,000 SQFT



SITE ANALYSIS



SITE ANALYSIS CONT.



SPACE PROGRAM

PERSONNEL

Position	Personnel Totals		Unit Square Ft.		Extended Sq. Feet	Equipment			Notes
	Current	Future	Office	Workstation		PC	Printer	Fax	
Director		2	120		240		0		
Manager		8	120		960	2	0		
Assistant Manager					0				
Administrative Assistant					0	1	0		
Tech Assistant				48	0	3	0		
Assistant		60		36	2160				
Personnel Totals:	0	70			3360	6	0	0	

Department Summary

Information:

Personnel	3360 Square Ft.
Work	1100 Square Ft.
Support	2548 Square Ft.
Sub Total:	7008 Square Ft.
Circulation	1.54
Total Rentable:	10792.3 Square Ft.

WORK SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Concept Lounge	0	1	400	400		
Open Work Area	0	1	500	500	Adjacent to Teams	Work counters
Storage	0	1	200	200	Next to Open Work Area	Shelving
Support Totals:				1100		

Interviewee:

Interview Date: _____

Revision Submitted: _____

Sign Off: _____

Department Notes:

SUPPORT/EQUIPMENT SPACES

Space	Support/Equipment		Unit Square Feet	Extended Sq. Feet	Location	Notes
	Current	Future				
Reception		1	400	400	Direct access to Entrance and Large Conference	Waiting for 5, TV's
Large Conference Room		1	400	400	Next to Reception	Full AV
Conference Room		3	120	360	Shared by all areas	Full AV
Computer Service Area				0		Work counter, outlets
Computer Server Room				0		Raised floor, secure, 3 racks
Equipment Station		2	64	128	Spread throughout	Printers, shredder, work counter
Pantry		2	100	200	Spread throughout	Coffee, sink, refrigerator, cabinets
Lunch Room		2	200	400		Full kitchen, seating
Storage		3	120	360		
Coats		1		0	Spread throughout	
Mechanical Room		1	300	300	Near Base Building air supply	Supplemental Air
File Drawers				3	Spread throughout	
Support Totals:				2548		



CONCEPT



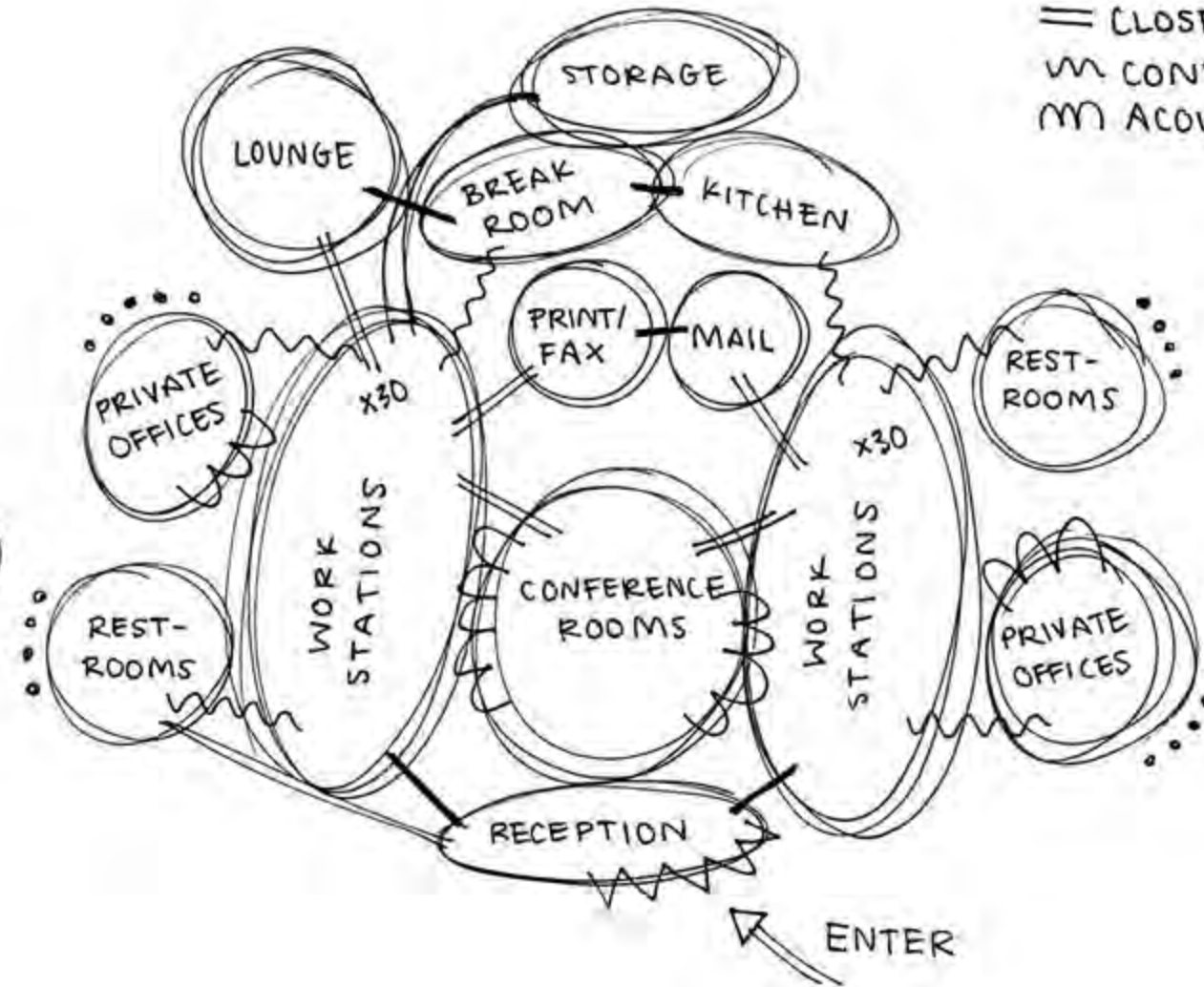
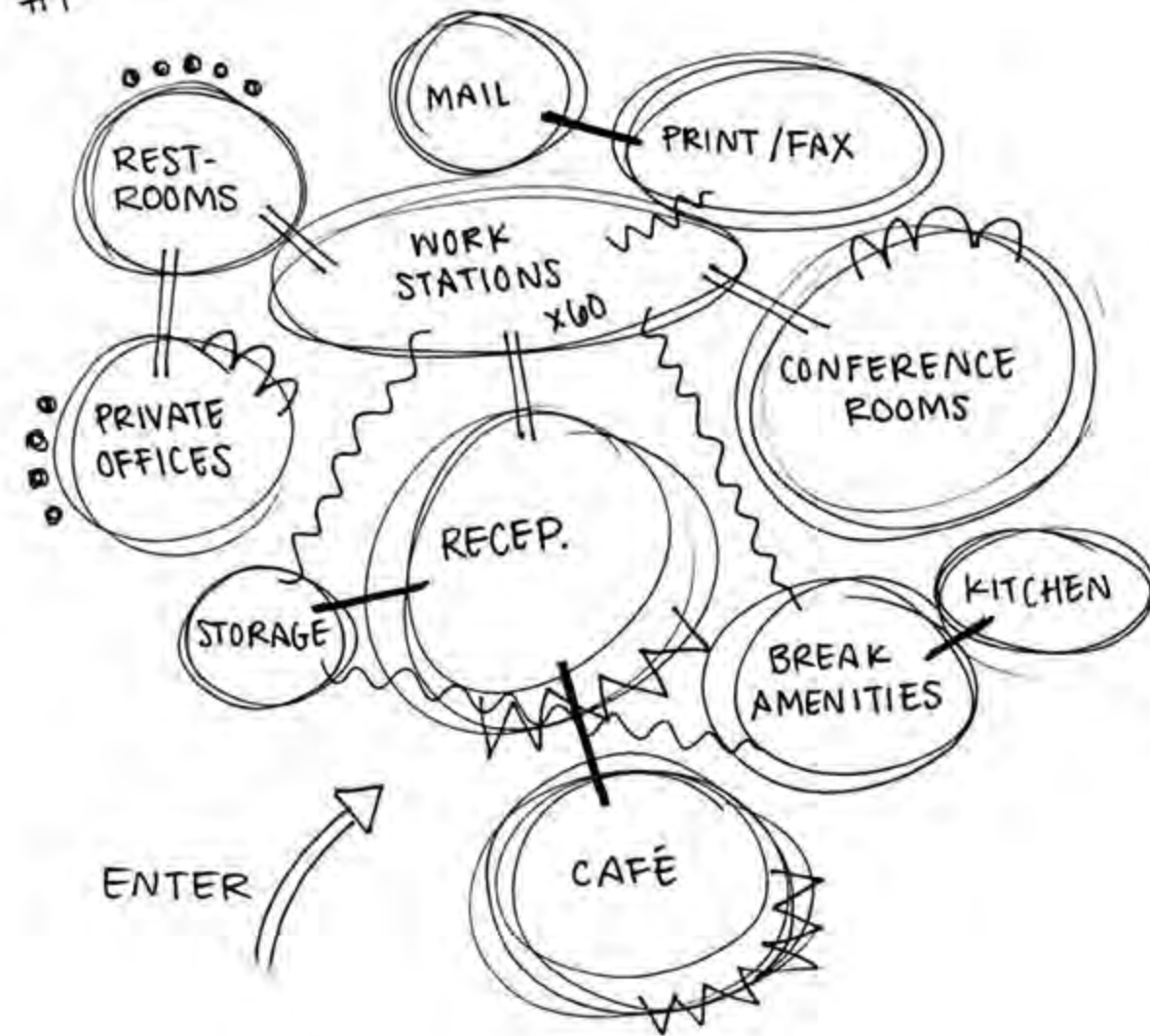
BUSINESS THROUGH A CHILD'S EYES

- GOAL IS TO PROMOTE CREATIVITY BY MAKING SPACES THAT BRING OUT THE CHILD IN ADULTS
- INSPIRED BY MEMORIES OF ELEMENTARY SCHOOL
- BRING THE OUTSIDE TO THE INSIDE
- ELEMENTS FROM CLASSROOMS REIMAGINED INTO DIFFERENT WORKSPACES

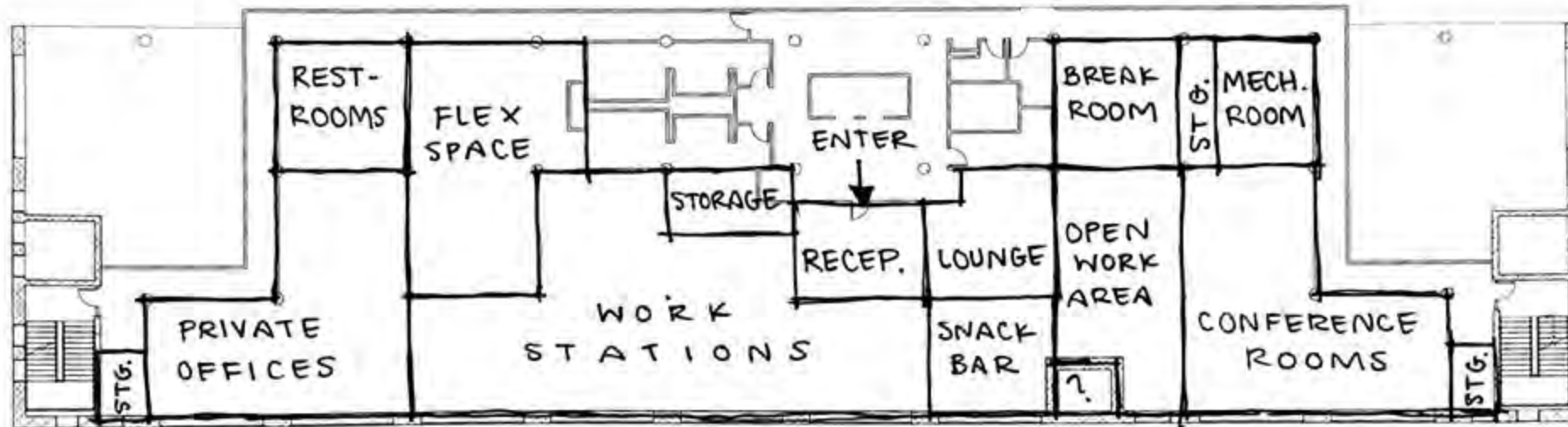
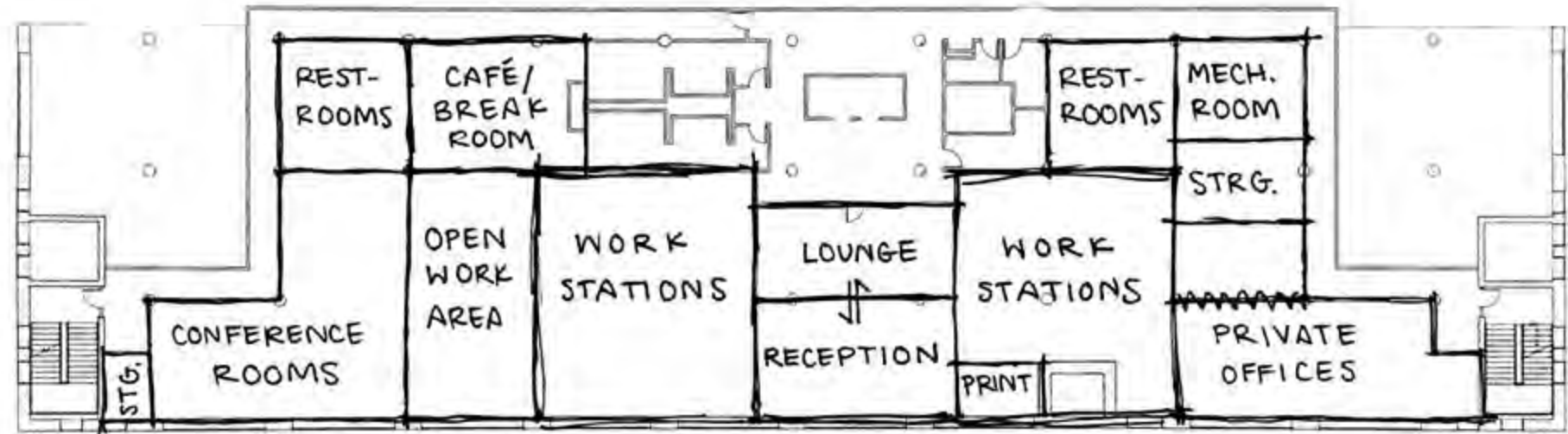


BUBBLE DIAGRAMS

#1



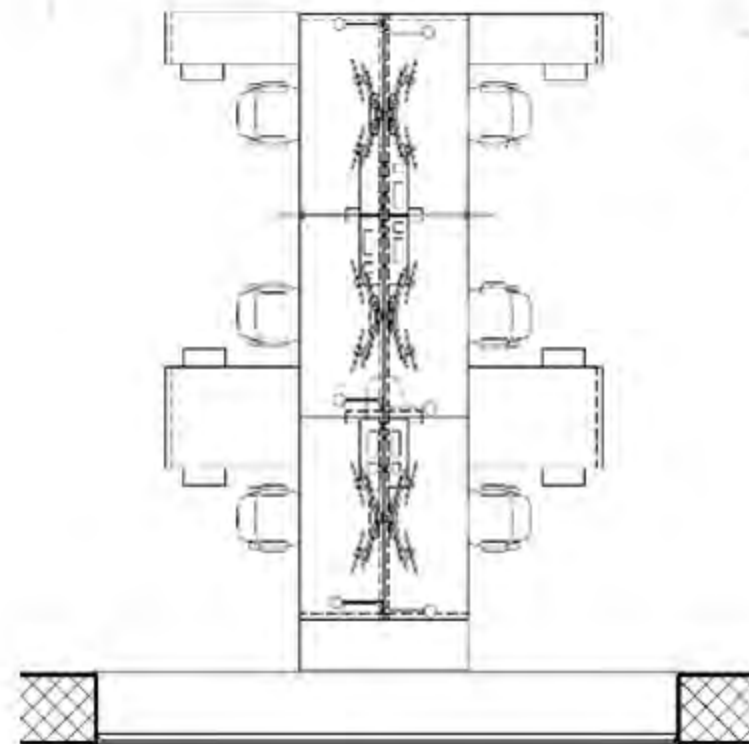
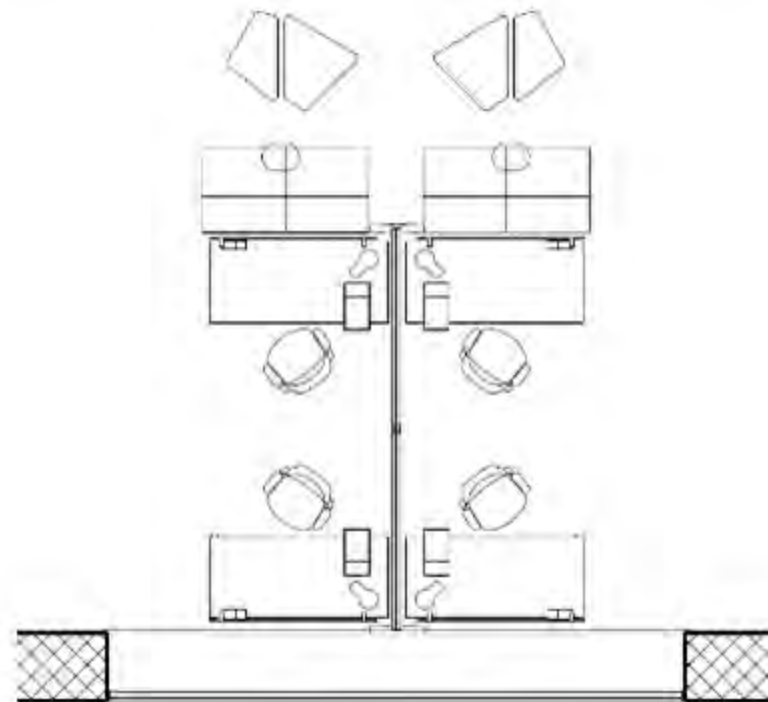
BLOCK DIAGRAMS



SPACE STANDARD DRAWINGS



OFFICES



WORK
STATIONS



ACTIVITY SPACE STUDIES

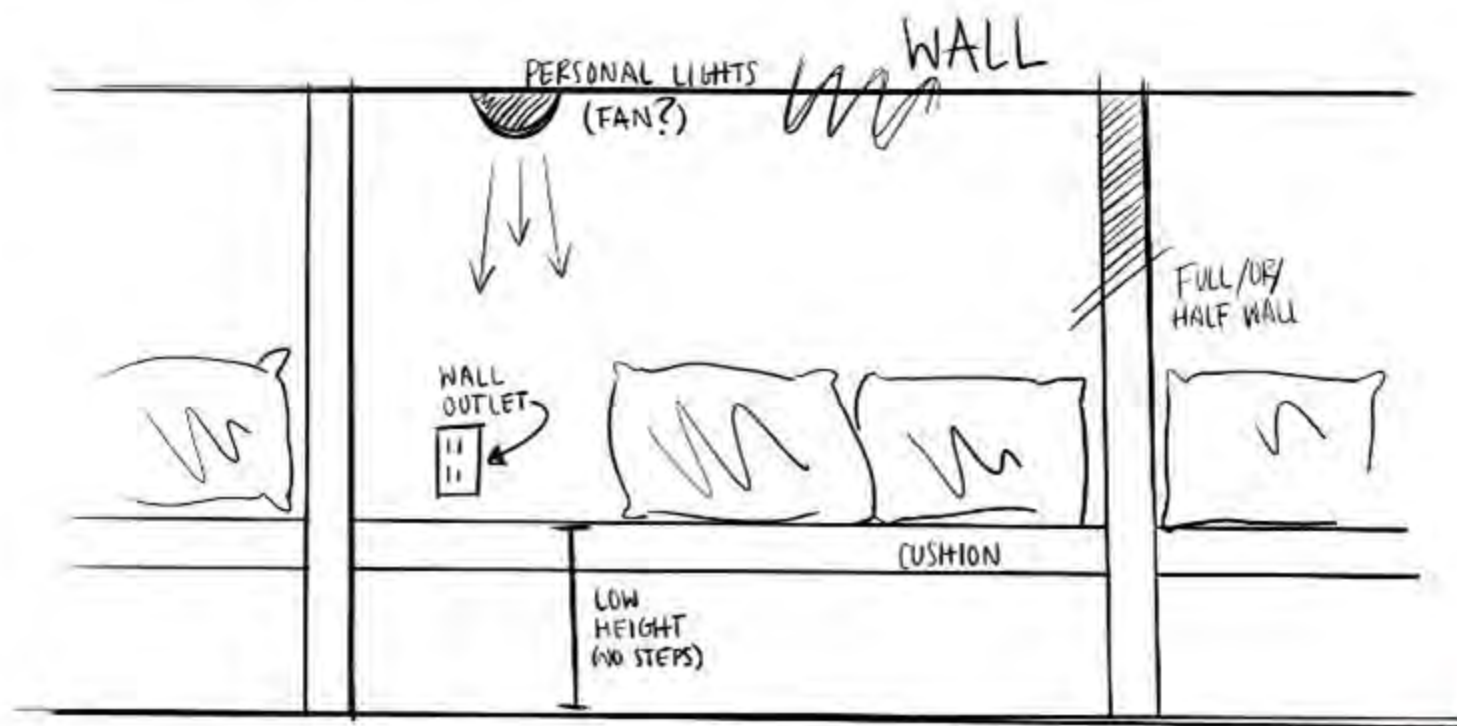
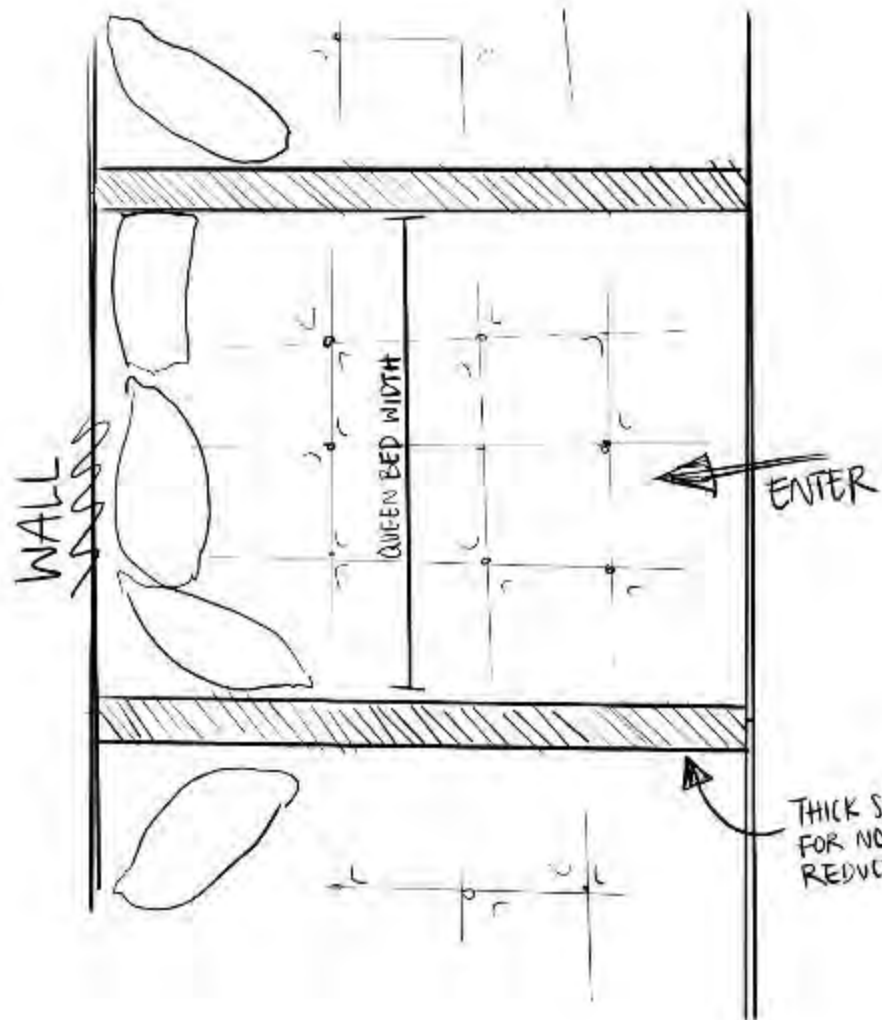


DIFFUSE FOCUS WORK



ACTUAL





IDEAL



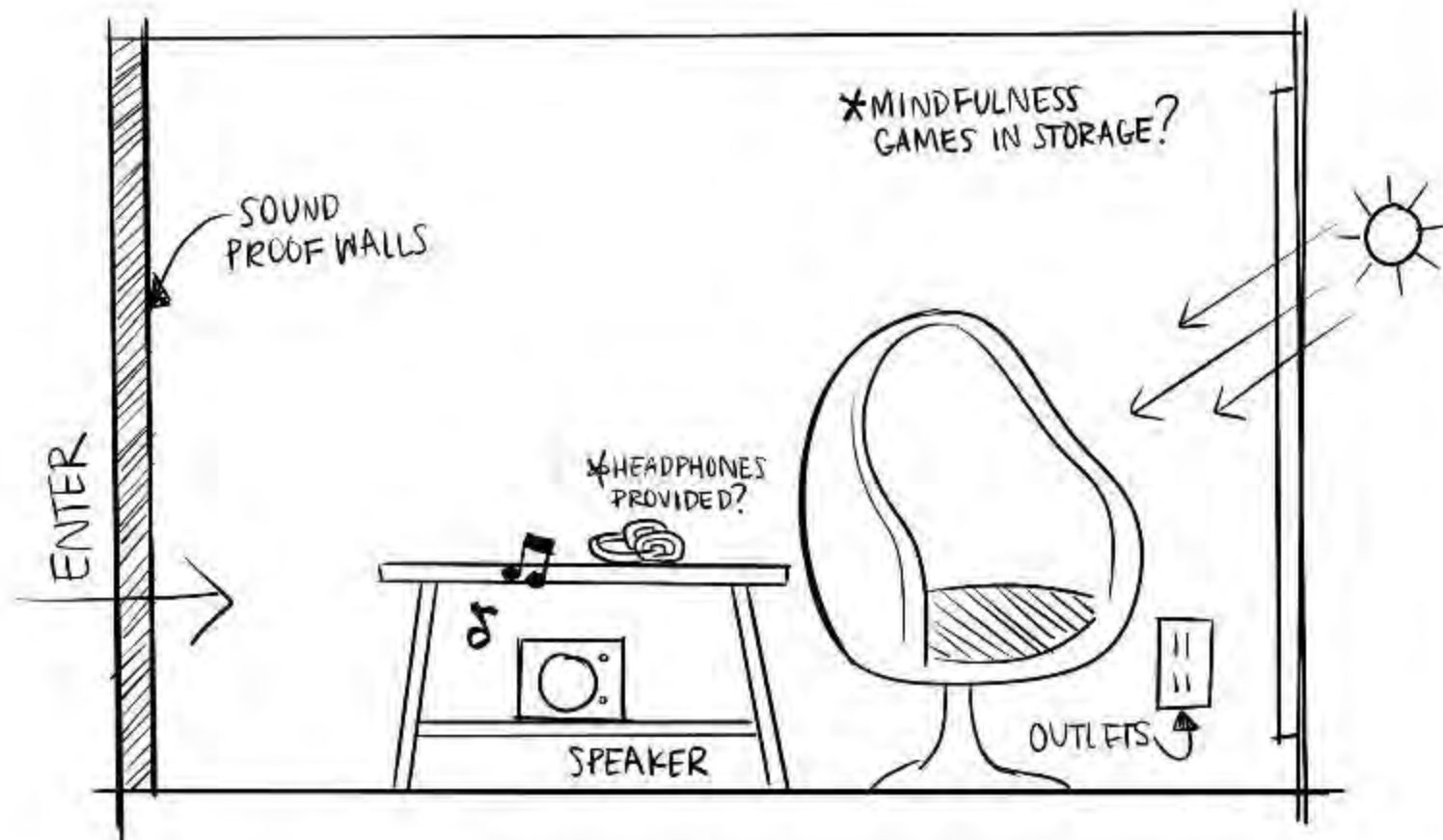
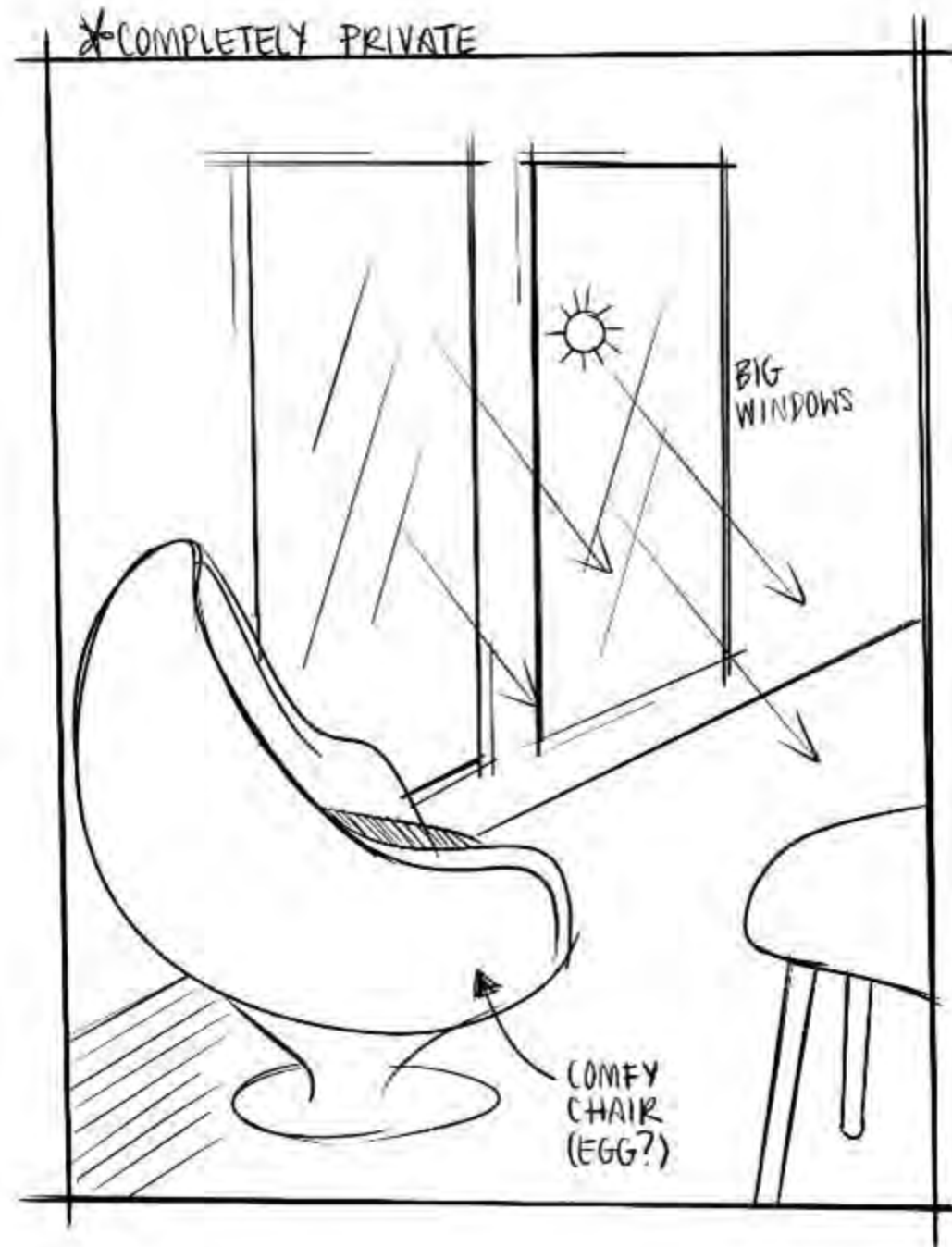
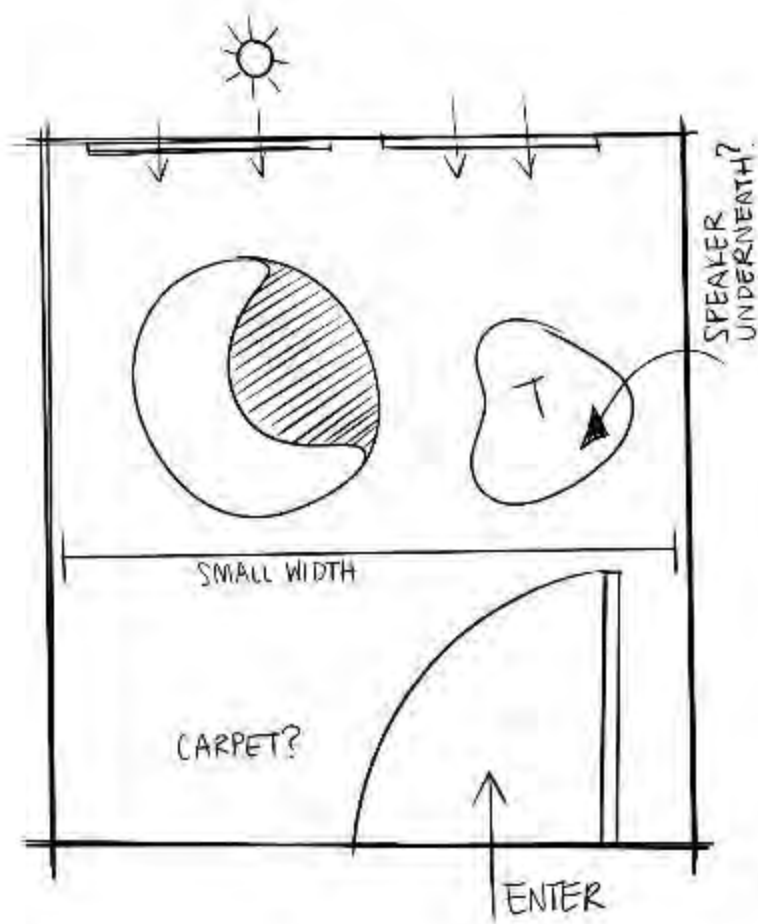


DAYDREAMING



ACTUAL





IDEAL

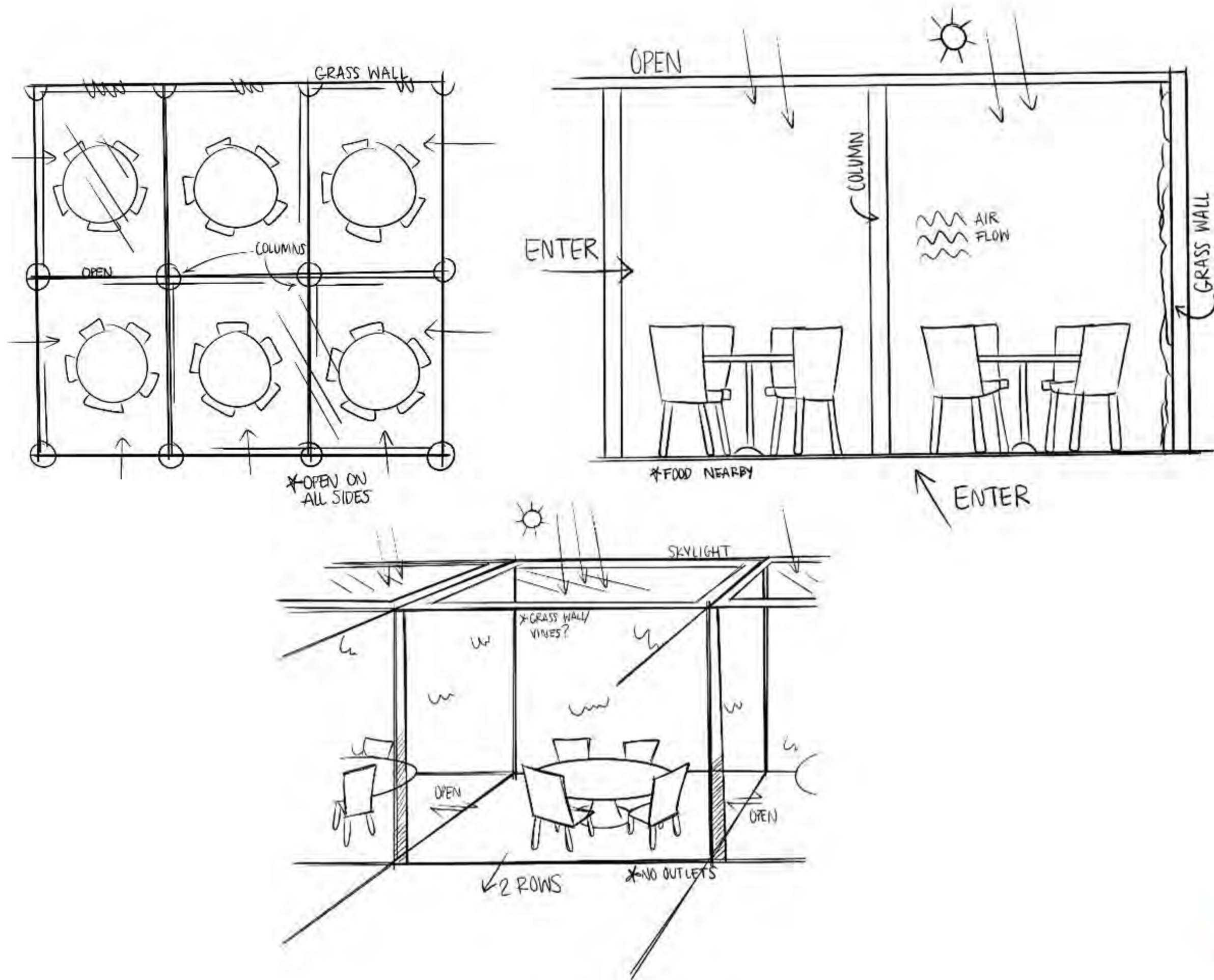


SOCIALIZING



ACTUAL





IDEAL

