

Los Angeles Edition

C A L I F O R N I A CONSTRUCTION REVIEW

California's Most Challenging & Unique New Construction Projects

value engineering
site planning
network sourcebook

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office buildings/company headquarters

Printronix, Inc.

Previously housed in five separate buildings, the staff of Printronix, Inc. now enjoys more flexibility in the design of the computer and printer company's regional headquarters. The single building allows end-user consolidation and more efficiency with less duplication of the same types of internal uses.

"This building is a manufacturing facility and regional headquarters for Printronix,"

said Tammy Spencer, project manager for the project's general contracting firm, Oltmans Construction Co. The property is on an elongated triangular-shaped site and houses a combined manufacturing and warehouse facility with office space.

The new Printronix building takes the blinders off the prevalent building design of little cubicles and box-like offices to allow a whole new vista of light and open patterns.

"Our senior designer's challenges came from the CFO and senior vice president of Printronix, George Harwood, whose vision was to make the facility as open an office as

possible," said Dell H. DeRevere, AIA, president of DeRevere & Associates, the project's architect. "We began working with top levels of the company, where we determined

"A tremendous amount of natural light throughout the open office creates a more enjoyable work environment for the entire staff."

— Tammy Spencer,
Oltmans Construction Co.

our most challenging task was to relocate management from enclosed offices into open cubicle space."

DeRevere said the company created the open space by designing a palette of cubicles with a combination of high and low systems partitions that managerial departments can choose from to best meet their teams' requirements.

"A tremendous amount of natural light throughout the open office creates a more enjoyable work environment for the entire staff," said Spencer.

"The entry to the facility is unique," she said. "It's a semicircle with a full 11,000-square-foot curtain wall with an Alucobond® system." The circular pattern of the curtain wall is reflected in the extensive colored concrete walkways and landscape areas surrounding the building.

"There is a full kitchen and cafeteria for the staff, and we installed a pneumatic and electrical system throughout the building."

According to DeRevere, "the office portion incorporates a carved-out half cylinder portion of a glass office element which creates a [yin-yang] modeling of the building." The uniquely designed half-cylinder office

Congratulations

Printronix, Inc.

for making a difference in our community

American Contractors, Inc. Plumbing Contractors

27 years of experience, specializing in quality commercial and industrial plumbing, sewers and storm drains

Boberg Engineering, Inc. Earthwork Contractors

We take pride in combining our skills with the latest technology to help our clients achieve a balance between the best possible design and the lowest possible cost.

Duke Pacific Inc.

Roof Structure Specialists

Hybrid systems, panelized roof, glulam beam, plywood floor system, complete seismic upgrading, reinforcement, retrofit; repair specialists since 1958

J.C. French and Company, Inc. Commercial Painting Contractors

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K&S Air Conditioning, Inc. HVAC Systems

HVAC contractor specializing in all kinds of private commercial, industrial and medical projects in Southern California

Mark Beamish

Waterproofing, Inc.

Caulking/Waterproofing Services we provide include caulking, waterproofing, traffic toppings, special coatings, concrete restoration, spall repairs, epoxy injection and slab joint fillers.

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Woodbridge Glass, Inc.

Glass/Glazing Contractors

Twenty years of customized architectural glazing, specializing in high-profile major projects including public, negotiated and private work

Oltmans

CONSTRUCTION CO.

concept to completion

The Need:

Consolidation of five buildings into a single regional headquarters and manufacturing building

The Challenge:

Relocating management from enclosed offices into open cubicle space

office buildings/company headquarters



Photo © Errol Higgins Photography



Photo © Errol Higgins Photography

office buildings/company headquarters

Photo © Errol Higgins Photography





Photo © Errol Higgins Photography

entry also radiates out into the site to bring the environment into the building and the building into the site — a concept of bringing the outdoors in and the indoors out.

Materials effectively used in this project include concrete tilt-up and high-performance reflecting glazing. In addition, the yin-yang concept of the exterior main entry was carried into some of the interior design elements of tile flooring patterns and colors at major circulation nodes, DeRevere said.

“We used concrete tilt-up construction that gives the appearance and performance of a substantial, established headquarters facility, with greater cost savings than a steel-framed skinned building,” he added.

The HVAC system was designed to incorporate rooftop units, and the building is fully sprinklered with a 1,200-

square-foot double-interlock pre-action system for the main computer room.

“The electrical, plumbing, heating and ventilating systems were all design/build,” Spencer said. “Our contractors designed and built them, including the fire and sprinkler system.”

To address the company’s future needs and possible expansion within the building, DeRevere said, the open office system throughout the second floor features a minimal number of enclosed offices. The unistrut system was used throughout the manufacturing area for maximum flexibility.

Working closely with Printronix, DeRevere said choices such as simplified and elegant detailing, porcelain tiles in lieu of real stone, and limiting the use of costly materials to public spaces allowed Printronix a refined image within its limit of expenditure. ●

— J.S.

facts & figures

Name:

Printronix, Inc.

Location:

Irvine

Owner:

Printronix, Inc., Irvine

Type of Project:

Construction of a regional corporate headquarters and manufacturing facility

Architect:

DeRevere & Associates, Newport Beach

General Contractor:

Oltmans Construction Co., Whittier

Size:

186,741 square feet (total)

Cost:

Approximately \$11.9 million

Construction Time:

September 1998 - October 1999