

cb COMMERCIAL BUILDER

The Voice
of Light
Commercial
Construction

Winter 2004

CASE STUDY:

A Money-Making
Strip Center
Winners All-
NCBC's 2004
Awards of
Excellence

Don't Let
Forgotten Costs
Erode Your Profits



In Search of Excellence

TO RECOGNIZE ACHIEVEMENTS IN THE NATIONAL COMMERCIAL BUILDING INDUSTRY, THE NATIONAL COMMERCIAL BUILDERS COUNCIL (NCBC) OF THE NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB) ANNUALLY SPONSORS THE AWARDS OF EXCELLENCE. THE PRIMARY CRITERIA FOR JUDGING WERE THE BUILDING'S DESIGN (REMODELING AND NEW CONSTRUCTION), MARKET APPEAL, ENERGY EFFICIENCY, SOLUTIONS FOR CHALLENGES FACED DURING BUILDING, AND SUCCESS IN MEETING PROJECT GOALS. THE PROJECTS INCLUDED IN THIS ARTICLE DEMONSTRATE INVENTIVE USE OF TECHNOLOGY, INGENUITY IN OVERCOMING DESIGN AND CONSTRUCTION CHALLENGES, AND INNOVATIVE USE OF ENERGY-EFFICIENT FEATURES.



PROJECT OF THE YEAR

DIVISION I—COMMERCIAL

Distinctive Design within a Budget

OFFICES FOR BRAWER & HAUPTMAN, ARCHITECTS, PHILADELPHIA, PA

When faced with an office move, Brawer & Hauptman, Architects, wanted their new offices to be a showcase for their design talents as well as an efficient, comfortable place to work. The new space is the top floor of a 75-year-old eight-story concrete frame warehouse, featuring spectacular views in four directions and 11 feet of clear height from the floor to the concrete beams and roof slab above. Brawer & Hauptman's design solution preserves the look and feel of the old industrial loft space, even as a modern office functions within it.

The new design employs ordinary building materials in new and inventive ways: galvanized steel industrial corrugated siding, a whimsical reference to the building's industrial past; anodized-aluminum storefront; exposed galvanized-steel spiral ducts and electrical conduit carefully arranged to become decorative parts of the loft look; and a perforated unfinished steel sheet with homosote backing used as the tack board. A cork floor gives the otherwise stark space a warm, soft glow. The large expanses of glass proved both a benefit and a challenge to energy conservation. Manual solar shades eliminate glare and heat gain but have enough transparency to allow an even, natural light to illuminate the space.

To cut expenses, an HVAC unit located in the main work room was left in place and hidden by a dramatic curved corrugated metal soffit that adds interest and movement to the main space of the office. The entire project speaks of the firm's ability to create distinctive design within a budget.

CONTRACTOR: RETAIL PLANNING & CONSTRUCTION INC.

ARCHITECT: BRAWER & HAUPTMAN, ARCHITECTS

PHOTOGRAPHER: BARRY HALKIN

