

Paul Gillett

From: Scott Fleming [sfleming@fleminghawaii.com]
Sent: Tuesday, January 26, 2010 11:37 AM
To: 'Paul Gillett'
Subject: TMT: Open-Office Concept Proposal
Attachments: TMT 012610.pdf

Aloha Paul,

Attached is the Open-Office design proposal for everyone's review and consideration; following are some issues/concepts to point out regarding the design:

- (1) Gross square footage is 21,000 s.f.
- (2) Primary structural system is still envisioned as a simple (and inexpensive) "kit-of-parts": metal roofing over acoustical-rated metal decking over 4x wood beams at 48-inches on-center (or open web steel joists, etc), bearing on 24-inch deep steel primary beam bearing on concrete columns. Our structural engineer says that interior and exterior shear walls can be greatly minimized by restraining the potential movement of the columns at the footing with deeper footings and grade beams.
- (3) Mechanical and lighting systems would be exposed in the interior spaces except at the large Conference Room, Restrooms, and five smaller Conference rooms.
- (4) Exterior material selection is minimized to three materials: cut lava stone veneer, metal siding (with a horizontal "micro" corrugation for a sophisticated appearance) and glass.
- (5) I tried to keep the overall building design rather simple and restrained so that the main entrance approach, Lobby and "Canoe" feature could be a dramatic and memorable spatial experience unique to TMT.
- (6) The only standard and fixed cubicle type desk assignments would be for the ADM and MGT departments.
- (7) All other work-station locations are spread throughout the Open Office in a variety of configurations.
- (8) Fixed cubicle type desks and moveable desks allows for a minimum of 110 work-stations in this phase (this figure does not include potential to create additional work station at the various lounge chair or conference room seating configurations).
- (9) The Floor Plan shows a variety of seating configurations that are meant to be moveable and flexible.
- (10) There are five private Conference rooms. The block of four Conference rooms can be enlarged to two medium size rooms via use of the moveable partitions.
- (11) The Building Section shows a raised Open-Office floor system to accommodate a flexible and expandable IT system (and possibly HVAC system).
- (12) The Open-Office space located to the right of the large Conference Room can be configured to accommodate a minimum of 100 persons during a seminar/education/review event. Folding chairs would be stored in the adjacent Storage Room.
- (13) Having the pair of exterior doors leading into the Open-Office space located to the right of the large Conference Room allows public seminar/education events to be held without requiring visitors to enter and disturb the remainder of the facility.
- (14) Mechanical package units could be located in a Mechanical Well located within the "Canoe" and above the Restrooms and Janitor room (see Building Section).

I hope this scheme comes a bit closer to fulfilling the design program and potential needs of TMT.

If you have any questions or comments please call or email at your convenience,

Scott E. Fleming, AIA, LEED AP
Principal

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