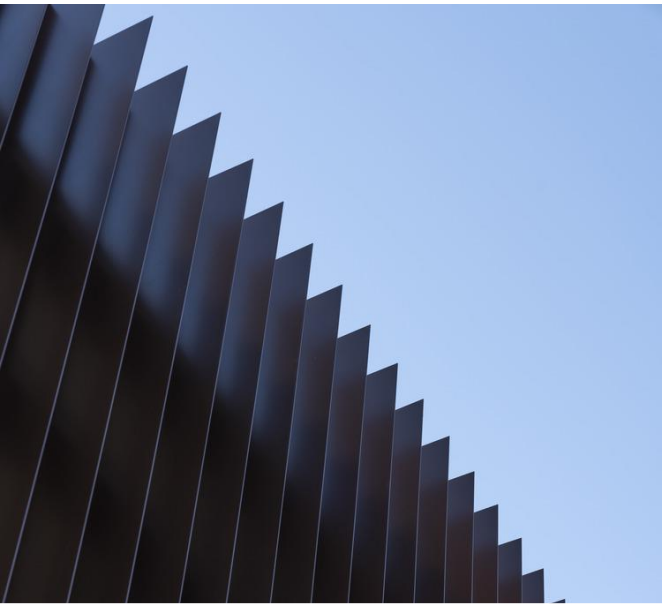
Lincoln PROPERTIES net zero WORKPLACE

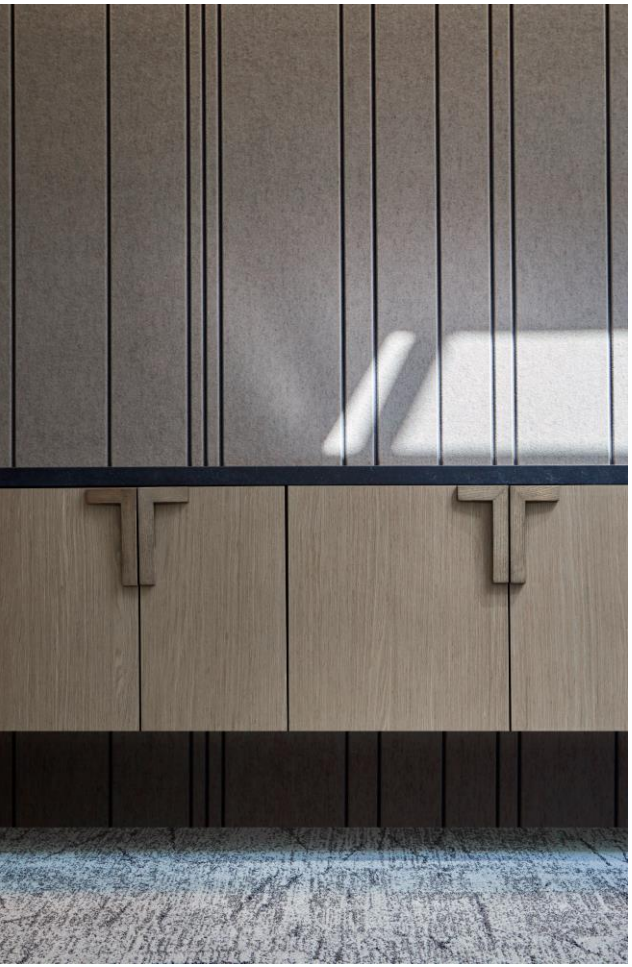
The design for the Lincoln Properties Headquarters is a clear study in how design can change lives. This once unremarkable, freeway adjacent tilt-up standalone building was transformed into a healthy, sustainable work and social environment that celebrates, art, diversity, and the joy of a collaborative workplace. As the third owner of the building since its construction in the early 1980's, the client saw this facility as an opportunity to transform their company culture as well providing a sustainable, net zero model for re-purposing of existing buildings. The project was driven by a cost value matrix that drove an attitude of “doing more with less”.

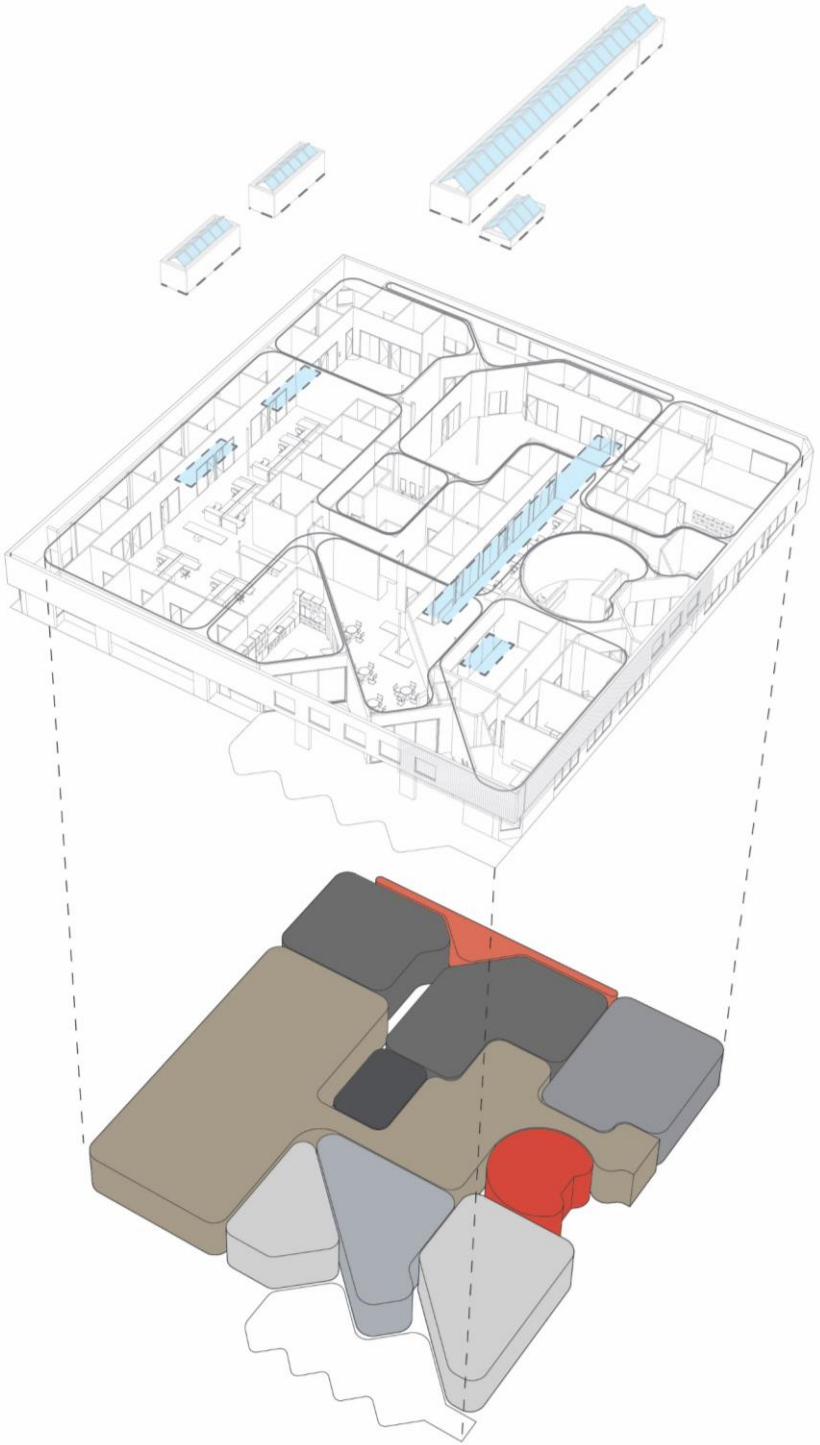
80% reuse

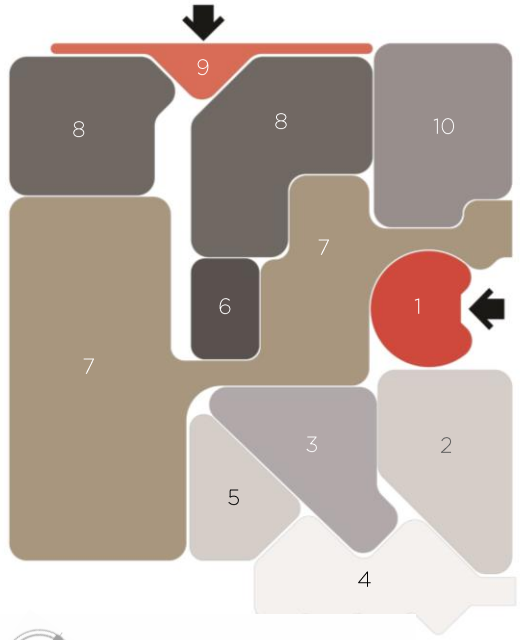


To reduce waste and cost, the design team opted to preserve as much as possible of the existing space with most of the demolition focusing on opening the space to natural light and to create a more contiguous, open environment. The design utilizes simple materials and systems in creative ways. The existing shell structure system, HVAC system and concrete slab are maintained and are exposed in the space saving money and reducing finish materials for 80% of the buildout

plan

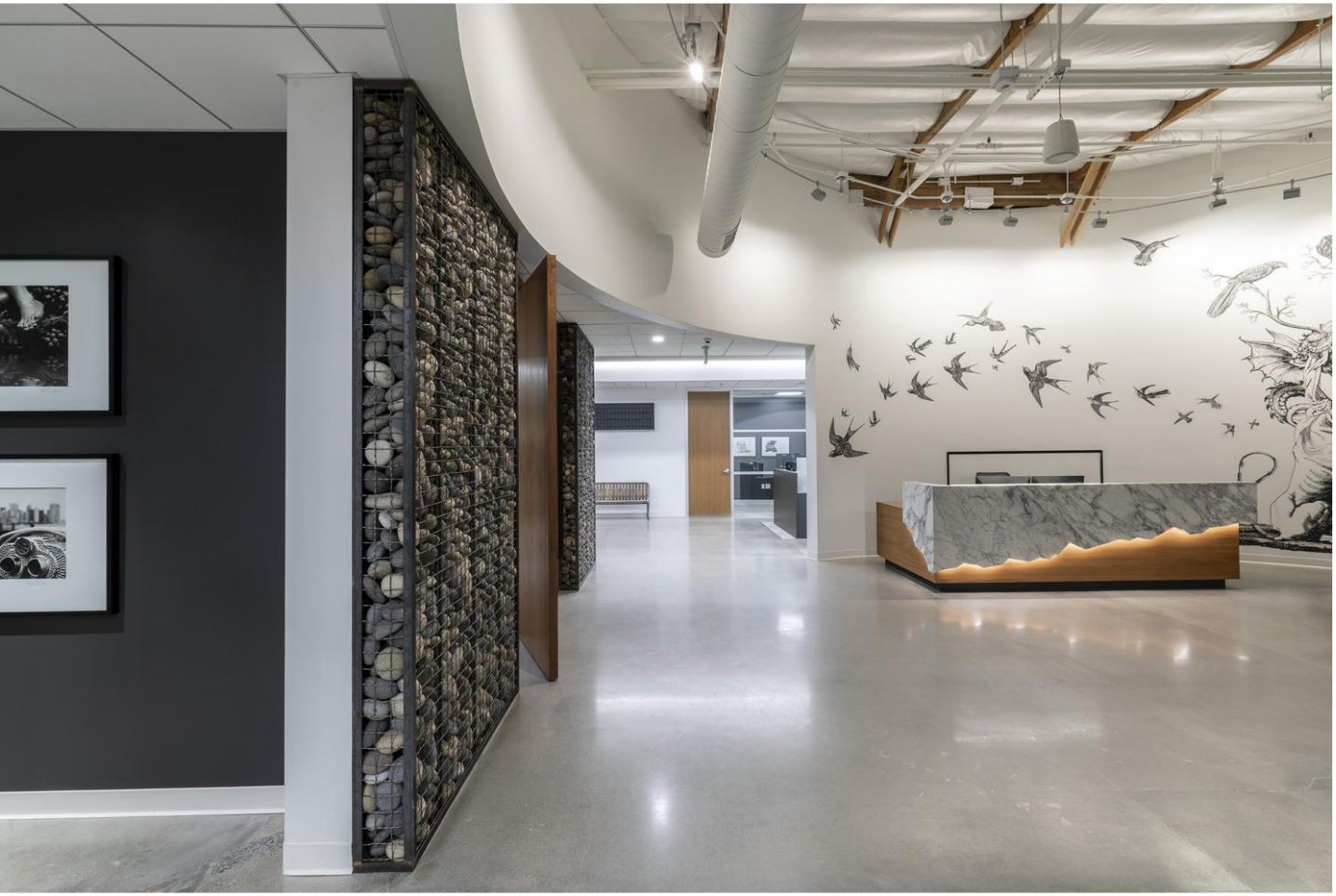


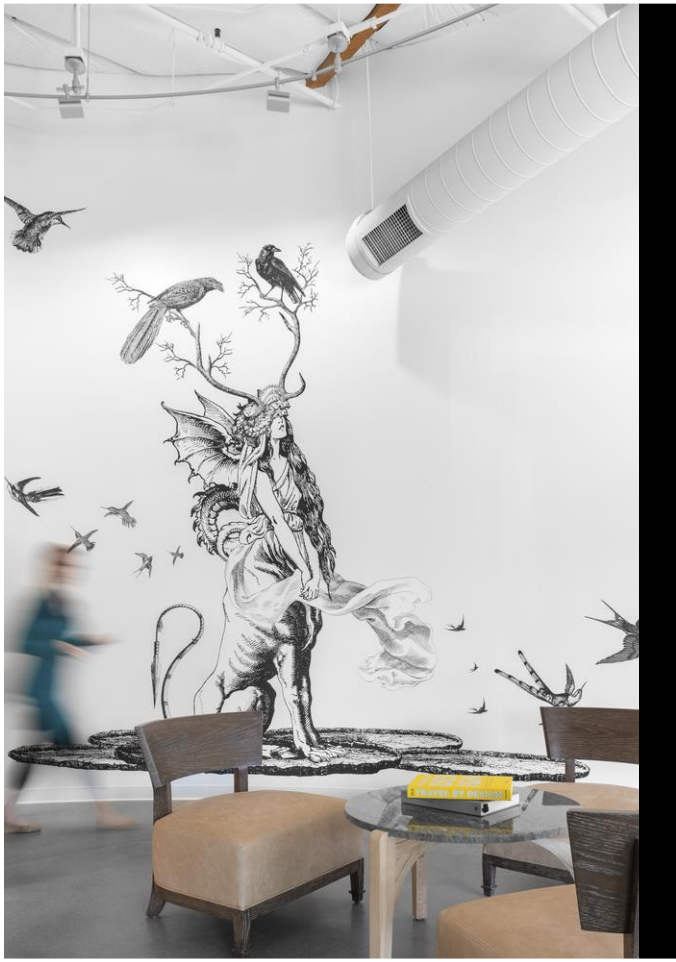




1 Lobby Rotunda
2 Executive Area and Board Room
3 Social and Collaborative Area (The Clearing)
4 Outdoor Work and Social Space
5 Dirty Kitchen
6 Shared Restrooms
7 The Work Studios
8 Lease Space
9 Lease Space Tenant Entry
10 Warehouse

.51wSF





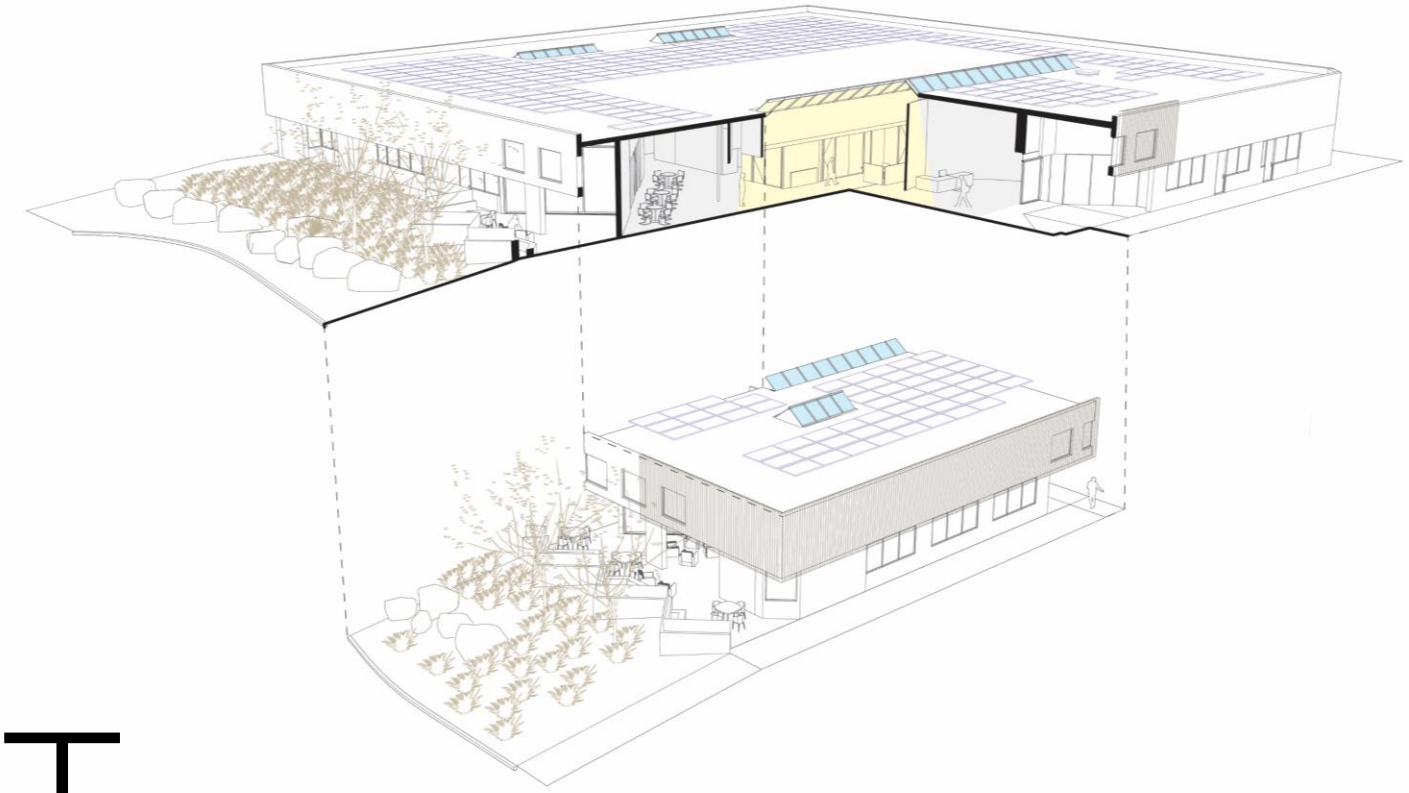
While no improvements were made to the exterior envelope or MEP systems the design team wanted to make energy conservation and efficiency a priority for the project. The existing four large skylights were renovated and opened to the interior bring natural daylighting into the space. The lighting controls coupled with LED lighting throughout created a project with an LPD of .51wSF which exceeds the 2030 Commitment for interior projects reduction of 25% reduction by 96%.

137.6 kW PHOTOVOLTAIC SYSTEM

Alternative systems and renewable energy became a focal point for the design narrative. Perimeter systems were designed to shut down when large glass walls are open, saving energy and increasing natural air flow. A 137.6 kW rooftop photovoltaic system comprised of 320 panels producing 430 watts each with an annual production 220.0 MWh was installed with cooperation and contribution from the local energy supplier. This resulted in a net zero building solution.

green

BEFORE



The manipulation of daylight through effective screening and diffusing creates impactful interior spaces. All fixtures utilized within the space are water efficient and low flow exceeding the baseline by 30%. A robust reclaimed water system is used for all flushing fixtures and irrigation reducing portable water use.

In addition, the site landscape was altered to primarily feature drought tolerant and native species reducing irrigation demands by 60%. All lawn and water intensive plant materials were removed to limit water consumption as well as allow more natural daylight to filter into the building. More permeable pavement was added, and the discarded materials were recycled on site into fill or decorative elements. Stone and gravel were substituted for ground cover to eliminate water use and ongoing maintenance.

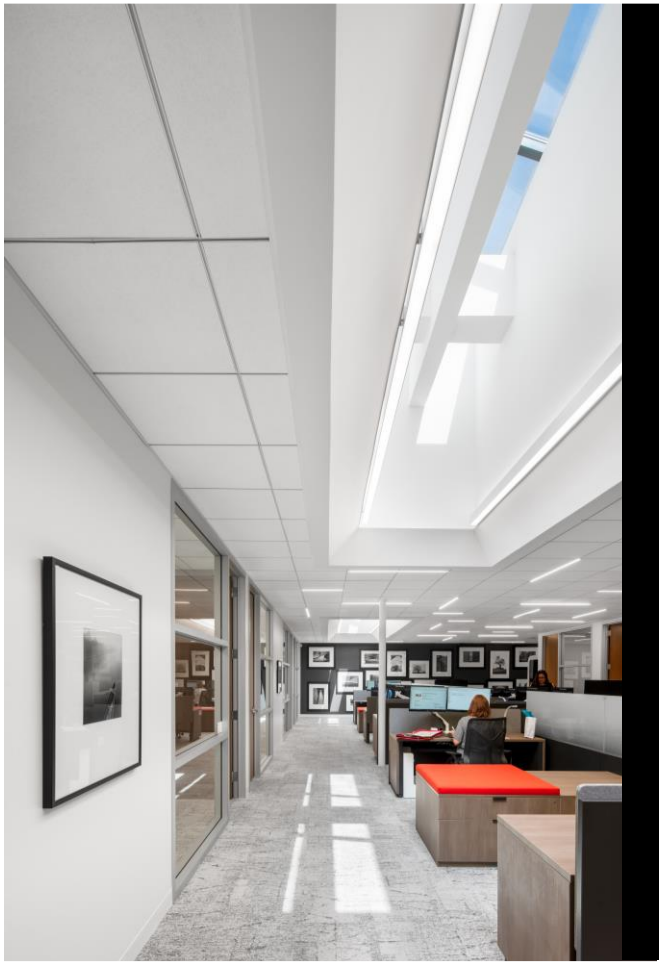
Additionally, all water and beverage dispensers utilized are touchless and dispense pre-measured amounts which reduces water use and contributes to the staff's wellbeing and happiness.

EDI

Community building was created through an inherent cultural emphasis. The main open space within the facility was designed to be used not only internally but also for industry and community events. The owner and president lead several EDI business initiatives throughout the local community and uses the facility to promote his company's agenda of diversity, inclusion and equity.

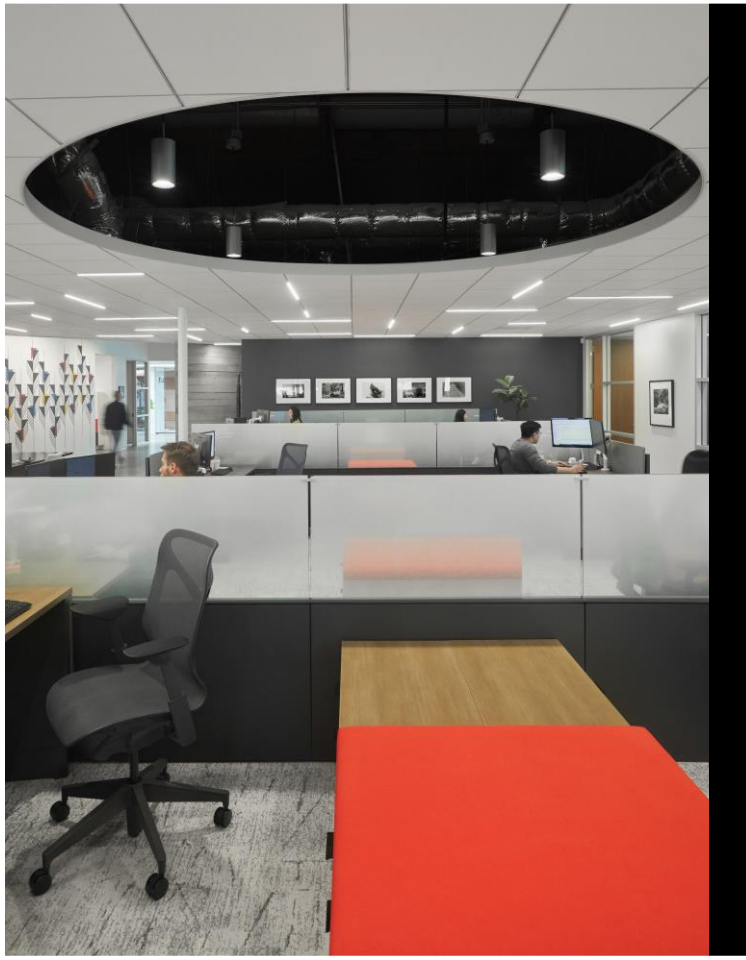
In fact, his work has been nominated to receive an industry award for his efforts

89% CARBON REDUCTION



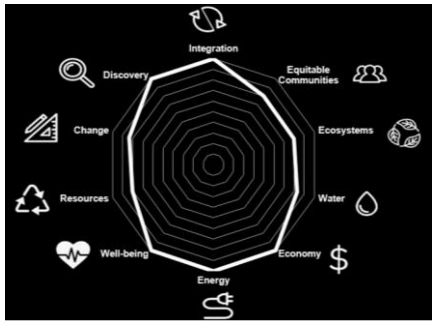
Understanding the fact that there is no greener building than an existing building fueled and focused the design narrative. All perimeter walls were left intact with few but impactful upgrades. Therefore, material selections were made that were not only of recycled content but were also recyclable. As a Net Zero building, the total carbon emissions over a 10-year life cycle will result in 1,763 metric tons CO2e, which is an 89% reduction over new construction.

light



Transforming from a former environment that was dark, divided, and traditional, this new space which celebrates light, unity and openness not only better suits the company's ethos but also abstractly represents a renewed spirit for the future, a respect for the environment and an acceptability for the inevitability of change.

This is a project which thru design, sustainability, art, health and wellbeing, and innovation becomes a model for smart construction and the future of workplace.



future

The future of workplace is not that it transcends or is "preserved" but should be designed to change and adapt with our work process and workforce changes. Therefore, workplace must be designed to flex and change. Elements can and should be designed to "last" but repurposed to be more useful to the staff as they grow and change.