

### Program Summary:

An adaptive reuse of an existing office building into a company's new Headquarters, one integrating prefabrication, sustainability, and a flexible, wellness-driven workplace.

### Program Statement:

This transformative adaptive reuse project reimagines a dilapidated office building into a high-performance workplace and innovation hub. More than a corporate office, the facility is the physical embodiment of the client's mission to lead in modular construction, sustainability, and workforce development. Designed and constructed through a vertically integrated, design-build approach, the headquarters demonstrates the viability and efficiency of on-site prefabrication—many architectural elements were fabricated steps away from their final installation. The architecture balances the raw character of the original structure with refined interventions that prioritize flexibility, comfort, and transparency. A double-height atrium anchors the space, promoting movement and natural light, while varied workspace types allow users to choose how and where they work. Elevated above the open office, a glass-wrapped “floating box” serves as a flexible gathering space and visual symbol of the firm's collaborative ethos. Designed without private offices, the building supports equity through co-location of field and office teams, wellness spaces, and access to nature. The headquarters also functions as a regional hub for training, education, and community engagement. This project sets a new standard for modular innovation and adaptive reuse, offering a replicable, resilient model for how architecture can respond to and shape the evolving needs of construction-driven enterprises.

# RR170.01

Building Area: (sf)  
**68,392 SF**

Cost per Square Foot:  
**\$366/SF**

Construction Cost  
**\$25M**

Date of Completion:  
**April 2025**



## RR170.02

### From Outdated Office Building to Welcoming Workplace

A transformative adaptive reuse project, this new Headquarters reimagines a former dilapidated office building into a cutting-edge workplace that embodies the company's innovative and collaborative spirit.

The design of its interior environments balances the raw character of the original structure with refined, contemporary interventions that prioritize flexibility, sustainability, and employee well-being.



# RR170.03

## Modular Design as Process Precedent

The existing conditions were understandably bare—an open and undefined office building, brimming with potential. The vast openness demanded clarity, and the design team's challenge entailed wrangling these raw conditions into a legible, cohesive whole.

They set out to strategically organize the site, bringing structure and intention to the space.

By redefining an existing structure into a contemporary, high-performance workspace—while simultaneously proving the viability of on-site prefabrication—this Headquarters sets a new standard for adaptive reuse. The project demonstrates how historic preservation, modern innovation, and sustainable construction can work together seamlessly, offering a compelling case study for the future of modular design.

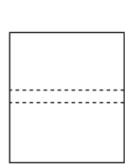
# RR170.04

## Massing Strategy

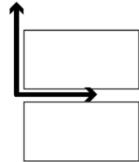
The big massing moves relied on strategic cuts and framing techniques to create a cohesive and inviting campus.

The design establishes a strong open axis from the outset to organize circulation and visual clarity.

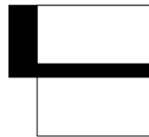
By then perforating the monolithic warehouse form with courtyards and green zones, the architecture transforms an industrial mass into a porous, human-scaled environment.



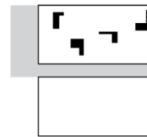
Existing  
Warehouse



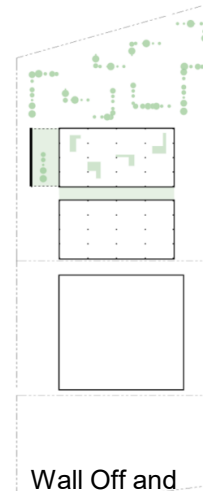
Major "L"  
Axis



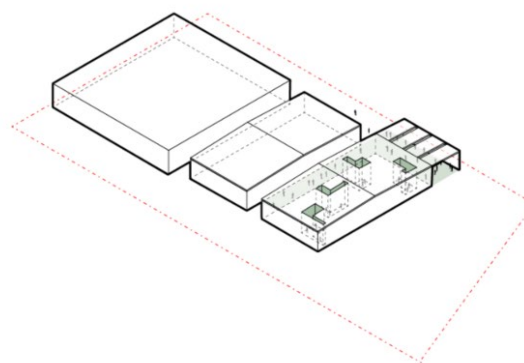
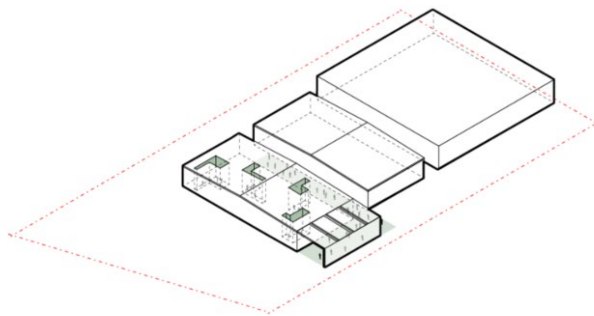
Open Space  
Follows Axis



Perforate "L"  
with Open  
Space



Wall Off and  
"Green"  
Open Space







# RR170.05

## Where Process Meets Place

90% of the existing façade was removed and replaced with a high-performance, prefabricated metal panel system.

New courtyards and green zones redefine the site, creating a kind of “oasis” in an otherwise industrial context.

Serving as a proof of concept, the headquarters showcases the company’s prefabrication capabilities, with key elements like façades and structural components fabricated just steps from installation.







# RR170.06

## Sustainable by Design

The project prioritizes sustainability through passive design strategies, high-performance building systems, and locally sourced materials. Energy-efficient LED lighting, operable windows for natural ventilation, and an intentional “cutout” in the massing contribute to a reduced environmental footprint.

The entire site is then framed by landscape and entry sequences that buffer it from its surroundings, creating a defined edge and a meaningful sense of arrival.





# RR170.07

## Connected at the Core

At the heart of the design is the entry sequence, cascading from a lush, landscaped courtyard into a double-height atrium that floods the space with natural light, reinforcing a sense of openness and transparency.

From this central space, the administrative and workforce development wings converge—two distinct components brought together in a single, unified headquarters.

This connection reflects a broader vision: one cohesive environment that supports every facet of the company's mission and brings together its various workforce contingents: from office employees to trades often out in the construction field.







# RR170.08

## Designed for Choice and Connection

Surrounding this central atrium are a variety of dynamic workspaces—ranging from open-plan seating to enclosed meeting rooms and quiet focus areas—offering employees the flexibility to choose how and where they work.

An expanded café and bar area acts as both social hub and informal meeting zone. Outfitted with interactive bar counters, booth seating, and café tables, the spaces encourage casual interaction, spontaneous collaboration, and moments of respite throughout the day. Lounge areas and flexible furniture groupings further support a fluid, people-first environment that blurs the line between work and well-being.







# RR170.09

## Vertical and Social Connection

A central feature stair connects the upper and lower levels, encouraging movement and spontaneous interaction across teams. More than just circulation, it serves as a visual and social anchor within the atrium.

Adjacent lounge areas with deep leather sofas, dimmable lighting, and soft finishes offer comfortable spaces for casual conversations, informal meetings, or quiet retreat—reinforcing a workplace environment rooted in comfort and connection.

Material selection played a crucial role in honoring the building's industrial roots while introducing warmth and texture to the interiors. Blackened steel, reclaimed wood, and custom concrete elements create a layered, tactile experience, while soft furnishings and acoustic treatments ensure comfort and sound control. The overall feeling was meant to be both comfortably welcoming, but confidently sound and sturdy.





# RR170.10

## The Floating Box

Suspended above the central workspace, the “floating box” meeting area acts as both visual focal point and symbolic centerpiece. Designed for flexibility, it supports strategy sessions, creative collaboration, and team alignment—while maintaining a clear connection to the activity below. It embodies the client’s values of transparency, innovation, and open leadership.





# RR170.11

## Flexibility Without Barriers

The second floor offers a variety of workspaces to support both individual focus and group collaboration, including enclosed meeting rooms, semi-private zones, and informal breakout areas. Natural wood tones and a clean, muted color palette create a calm, cohesive backdrop throughout.

Deliberately designed without private offices, the floor plan fosters transparency and collaboration—reinforcing the company's open culture and commitment to shared leadership.

Even the CEO's office embraces this spirit of openness. Designed to be as transparent as possible, it includes a private meeting room but remains visually and spatially connected to the surrounding work environment.





# RR170.12

## Training, Together

Supporting its role as a hub for innovation and growth, this Headquarters includes a variety of purpose-built spaces dedicated to training, learning, and employee well-being. A central auditorium hosts firm-wide gatherings and workforce development programs, while adjoining areas offer both focused lecture style and hands-on opportunities to learn about construction processes in real time.

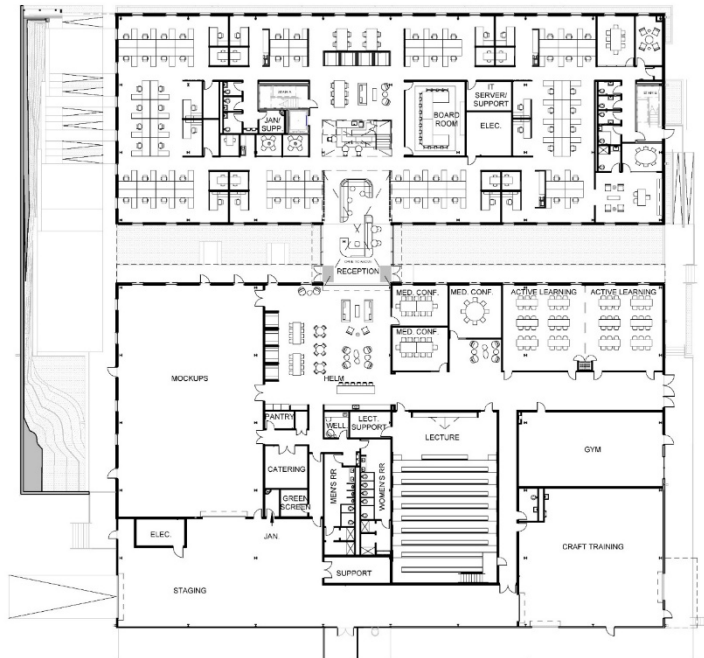




# RR170.13

## Modular Design

By redefining an existing structure into a contemporary, high-performance workspace—while simultaneously proving the viability of on-site prefabrication—this Headquarters sets a new standard for adaptive reuse. The project demonstrates how historic preservation, modern innovation, and sustainable construction can work together seamlessly, offering a compelling case study for the future of modular design.



Floor 1

Floor 2

