

Cool Spaces

The Creative Work Environment





As Orange County Workers Change, So Does How We Build

Our workforce personality has always driven our office space design. When executives and lawyers could have unchecked big egos they had corner offices the size of tennis courts. In the 1980's when employee retention started to become a thing everyone the firm viewed important had an office and its size was determined and, often, negotiated based on seniority and merit.

In 2018 millennials are now the largest generation in the workforce, and they are driving the agendas of how companies operate, what workplaces look like and what technology is expected. But now that productivity is researched and examined harder than an ingredient list at Whole Foods we understand what works in office space a little better. Research shows that features of modern offices, such as natural daylight, windows with views of trees and plants and better air quality can all help employees think, remember, concentrate and perform better. Different research shows that playful features within an office can boost creativity. So Microsoft occupies a building with two



treehouses to use as meeting rooms at its Washington HQ, and developers all around Orange County are putting in beach volleyball and bocce ball sets and buying out upscale grills for their outdoor meeting areas. In space we built out for our client, the cosmetics company Urban Decay, we have built out shower areas for employees who skateboard to work and helped them start an herb garden for healthy lunches.

So now that we know what more of our construction will look like, how to we design it efficiently and what pitfalls or unexpected traps can we avoid? First a couple tips and then a potential trap to avoid.

Tip: Today's Workforce Requires Touchdown Spaces

Many people accept the idea that employees don't have to be at their desks with their heads down to actually be productive. But when these workers come into the office, studies have shown they need a touchdown spot. A place to call

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Reuse verb

Transformation of product or building into a higher use. Also known as upcycling.

"Adaptive reuse is changing Orange County as we know it"



DBaC, Inc. occupies a building that was used to build PT boats in the WWII effort. In our opinion, there is no higher use. We keep the winch as a reminder of the deep, patriotic history of the Lido Peninsula. General Contractors serving Orange County since 1992.

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Caliber's Creative Spaces

Turning creative concepts into reality



Cape Robbin Headquarters



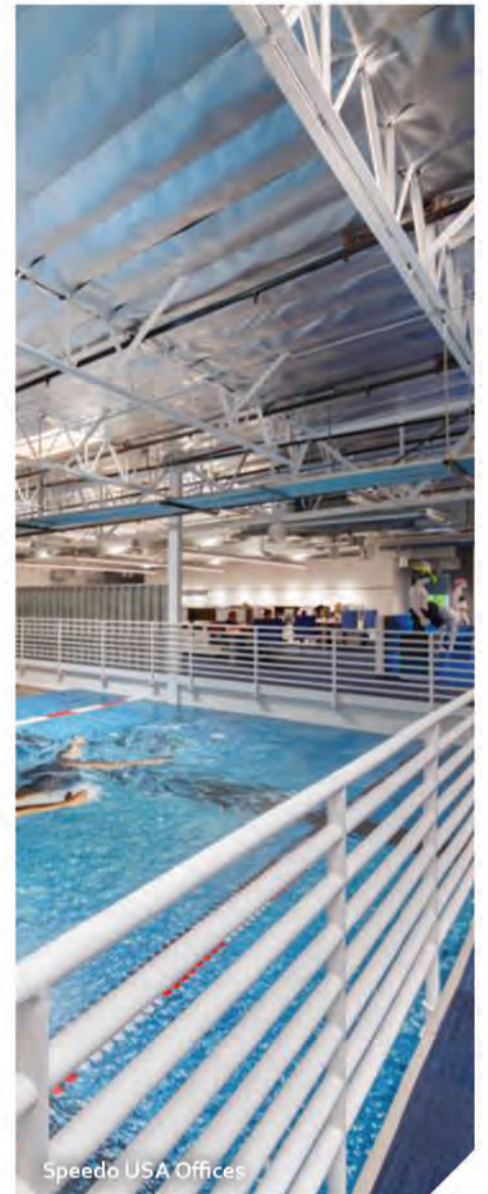
Optical Headquarters

Optical Modifications to a three-story, 93,000 sf corporate space increased the value so much that offers to purchase it became too attractive to turn down. After remaining unleased for several years, Caliber was called on to contemporize their amenities, add collaborative spaces, and modernized restrooms, an on-site gym, water features and a putting green.

Speedo If creative spaces inspire people to come to work, Caliber's transformation of Speedo's 64,000 sf space from a high-tech data center to an imaginative powerhouse with indoor pool is categorically motivating. With a raised access floor for easy reconfigurations and a mix of collaborative clusters, offices and vast gathering areas, it meets wide ranging needs and is an icon for contemporary office flexibility.

Murad's 41,400 sf corporate headquarters is a nod to the human side of the people who work there and a setting for these skincare innovators to "help everyone achieve a happier, healthier, rewarding lifestyle." The open floor plan, with vivid sub brand colors, includes a running track and exercise equipment and reflects the ethos that it's not life vs work, it is life and work.

Cape Robbin Given their penchant to be a leader in fashion footwear, Cape Robbin's distribution center included corporate offices with features to inspire their creative design team and keep their reputation for innovative approaches firmly established. Warehouse improvements included installation of lighting and other features to support their efficient rack-storage layout.



Speedo USA Offices



Murad Corporate Offices



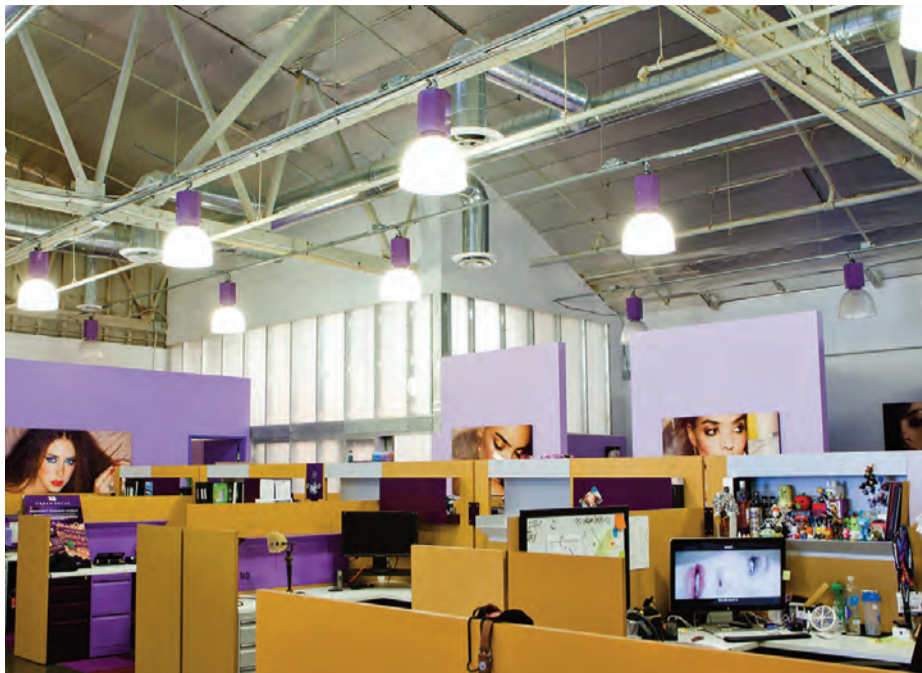
Siemens Raised flooring and collaborative workspaces bundle with traditional features to accommodate all working styles.



The Park Outdoor spaces to instigate collaboration and provide a setting for recreation at The Park included bocce ball, table tennis, golfing and congregation spaces.

Caliber
CONSTRUCTION, INC.

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DBaC
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their own. There is a desk, but it's more open and a lot smaller, upward from 5-by-6 feet. The activities it supports are e-mail, voice mail, and basic filing — touching down.

Tip: Activity-Based Planning Is Key to Space Design

This line of thought addresses **planning buildings based on what people do**. So track your workers as they go through a typical day and plan accordingly. When employees come in during the day, the first thing they do is check e-mail and voice mail. After they've touched down, they might have a meeting. If it's not confidential, they can have it in the open conference space. If it is confidential, they can use a private enclave. To be productive and collaborative, workers have more activities to choose from. There is now space for a coffee bar, a library, a resource center, maybe a cafe, as well as all the little private rooms. Some clients have one whole wall of these pint-sized enclaves. Each room had a sofa, a desk, a chair, a laptop connection, and a phone connection.

Trap: It is changing, but there is still a misconception that open plan space will



be less expensive **overall**. The internal conversation with clients seems to be “fewer walls and no ceiling means less cost.” While those costs do, obviously, go away they create other costs that need to be considered. Yes – drywall costs as they relate to overall costs are down, but soft costs are increasing due to designers using furniture to create spaces that used to be created by office walls. And yes – ceilings are coming out and cutting that cost, but remember that removing the ceiling creates additional costs also. Now that you don't have a ceiling you have to make attractive that area that used to be covered. So any cabling or VAV boxes you were hiding now has to be of a quality that can be exposed. And yes – we are now leaving concrete exposed but the cost of polishing that concrete to make it attractive is actually more than carpet.

With collaboration being not only a new work buzzword, but a new work model the creative space is here to stay for the near future. Failed productivity or inability to attract and retain employees is potentially vastly more expensive than a moss wall or a 75 percent increase in furniture costs. So design for the personality of the workforce today and buy your bocce sets now.

For more information, call (949) 723-0147 or www.dbacinc.com IG: [dbacbuilds](https://www.instagram.com/dbacbuilds)

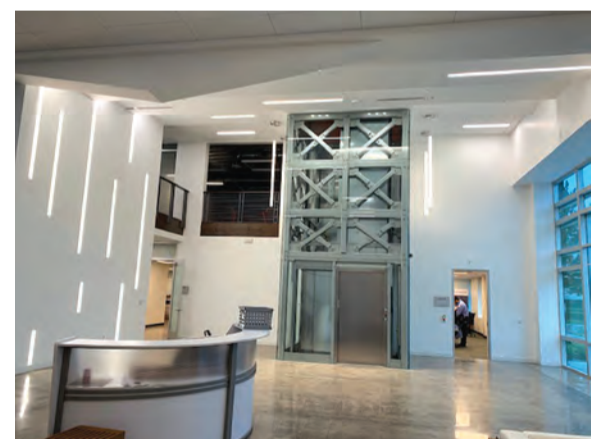
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CDI'S Newest Creative Office Work

For over 35 years Coastline Development, Inc. has been working with clients all over Southern California to offer the best value for their construction dollars invested. We pride ourselves on handling all aspects of the construction process in a timely manner. Year after year, we strive to be a leader in the construction industry—tackling everything from Tenant Improvement, New Construction, Construction Defect, and Building Repositioning projects.



We have been working diligently over the last couple of years on building our portfolio of Creative Office Spaces in the Los Angeles and Orange County area. We work closely with Architects and Engineers to create exciting new spaces and ensure client satisfaction.

Our most recent Creative Office Space project was for New American Funding in Tustin. We renovated over 28,000 sq. ft., including a new elevator with a steel glass frame. This new office space combines vibrant colors with a mix of contemporary and industrial designs. The newly renovated space has many unique gathering areas for employees to lounge and unwind, including an outdoor patio with a BBQ and fire pit.

Our team of highly trained professionals set out to provide high quality service to each and every client by insisting on perfection in everything we do. We continuously strive to go above and beyond to exceed our client's highest expectations.

For more information please contact: general@coastlinedevelopment.com

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