

From Gas Station to Work Station:

A New Form of Service Station

top 5 under 5 awards program 2012
submission by Michelle van Zetten



The approach to this project was to create a new form of service station which connects the past, the gas station as a hub for motorists, to the present, a hub for the mobile worker. This service station is intended to be a location where employees can connect and collaborate. A place where tools are available for teams to easily share knowledge, ideas and goals. It was important to form an environment where employees feel comfortable to work and socialize. With information and ideas as the fuel of today's economy the design includes hints of the building's past life.



inspiration

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Low flow fixtures for the barrier-free water closets contributes to reduced water consumption

Storage room, complete with service sink, provides storage for janitorial services

Small servery provides a location for employees to store their lunch and to make coffee

Low flow fixtures and Energy Star appliances contribute to water and energy efficiency

An enclosed print and copy room means it can be separately exhausted, thus contributing to the indoor air quality of the building

New water closet are located close to existing water closet locations to minimize new plumbing

Work spaces are deliberately positioned so they can take advantage of daylight from the exterior windows while enclosed spaces were positioned against the back wall



C.R. Lounge by Davis

Seating immediately inside main entrance provides a waiting area for guests

Exterior door swing changed to provide flow through the lobby

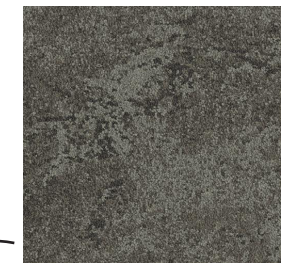
Slope is less than 1:20 allowing change in flooring to be treated as a corridor rather than a ramp

Door to have card reader for security and automatic door opener for ease of use

Raised flooring system allows for underfloor electrical and air distribution eliminating the need for overhead mechanical systems thus keeping the exposed ceiling space clutter-free

A mechanical room and IT room are included to house all the required support equipment

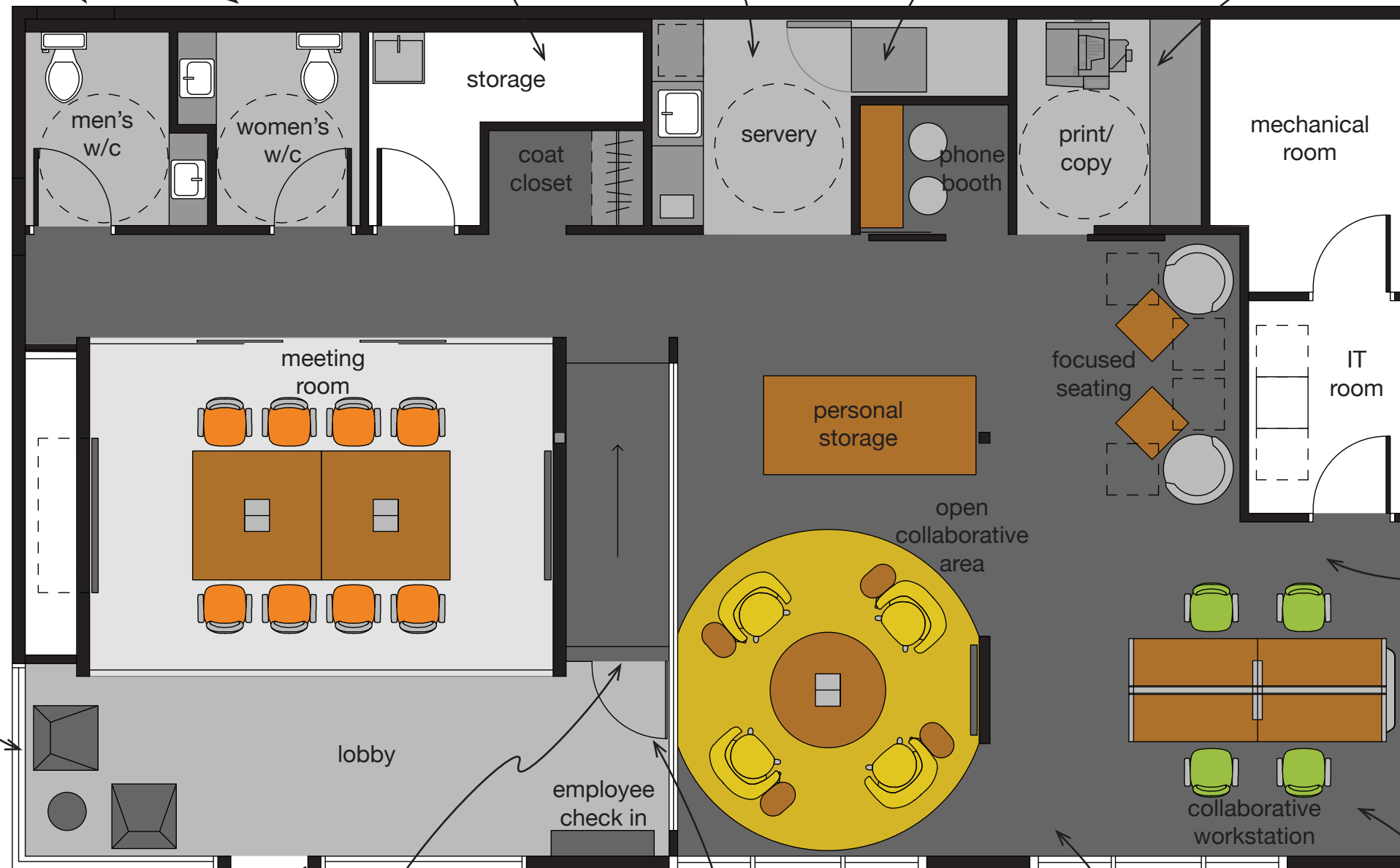
A wireless internet system allows employees to access the internet and files regardless of their location within the space

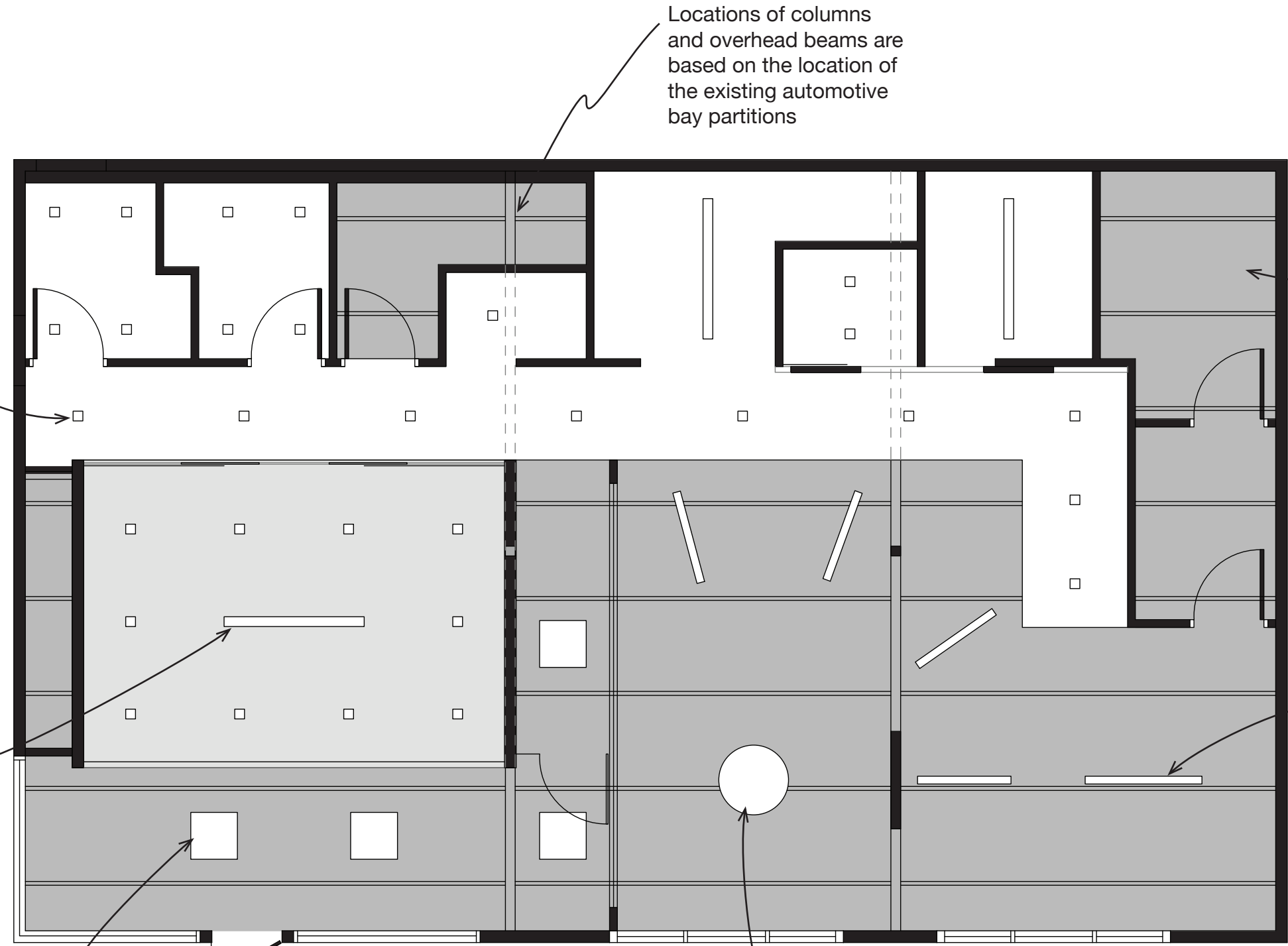


Urban Retreat Collection by Interface

Carpet tile with 80% recycled content, 35% post-consumer, has a textured look that resembles an aged concrete floor stained with years of grease and oil

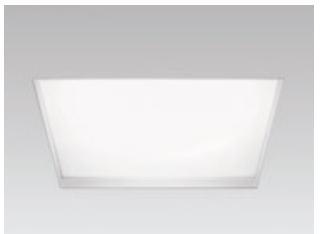
Underfloor air distribution has floor vents at seating allowing adjustment of individual thermal comfort





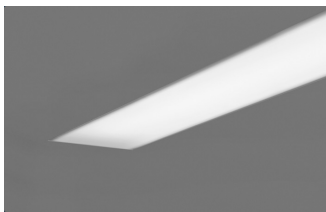
Locations of columns and overhead beams are based on the location of the existing automotive bay partitions

A large portion of the ceiling is left open, leaving the existing truss system and beams exposed



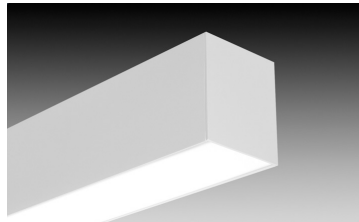
4" Square Trimless by 3G Lighting

To coordinate with the 4" wide linear recessed fixture



Seem 4 Recessed by Focal Point

Trimless 4" wide recessed fixture for the GWB ceilings



Seem 4 Suspended by Focal Point

Suspended linear fixture hung to create a radial pattern, like the spokes of a wheel, with the circular fixture as the center



Sign Suspended by Zaneen

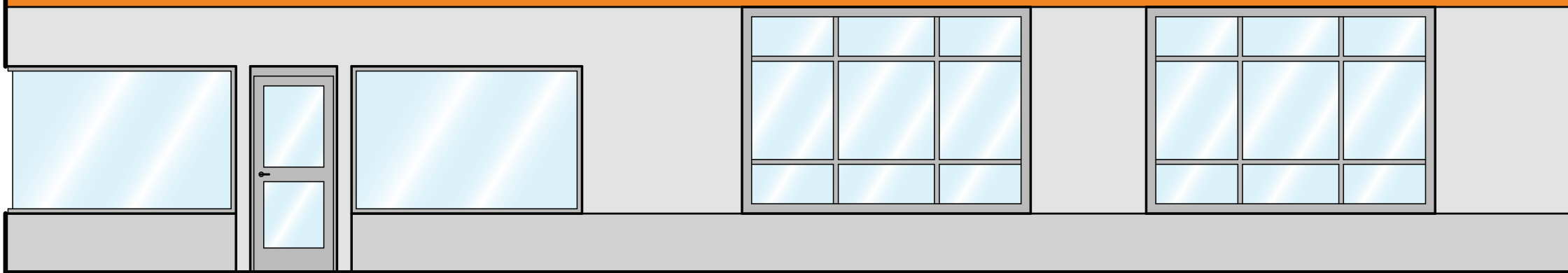
Fixtures to be hung level with the underside of the trusses in order to remain out of sight line in relation to the meeting room architecture



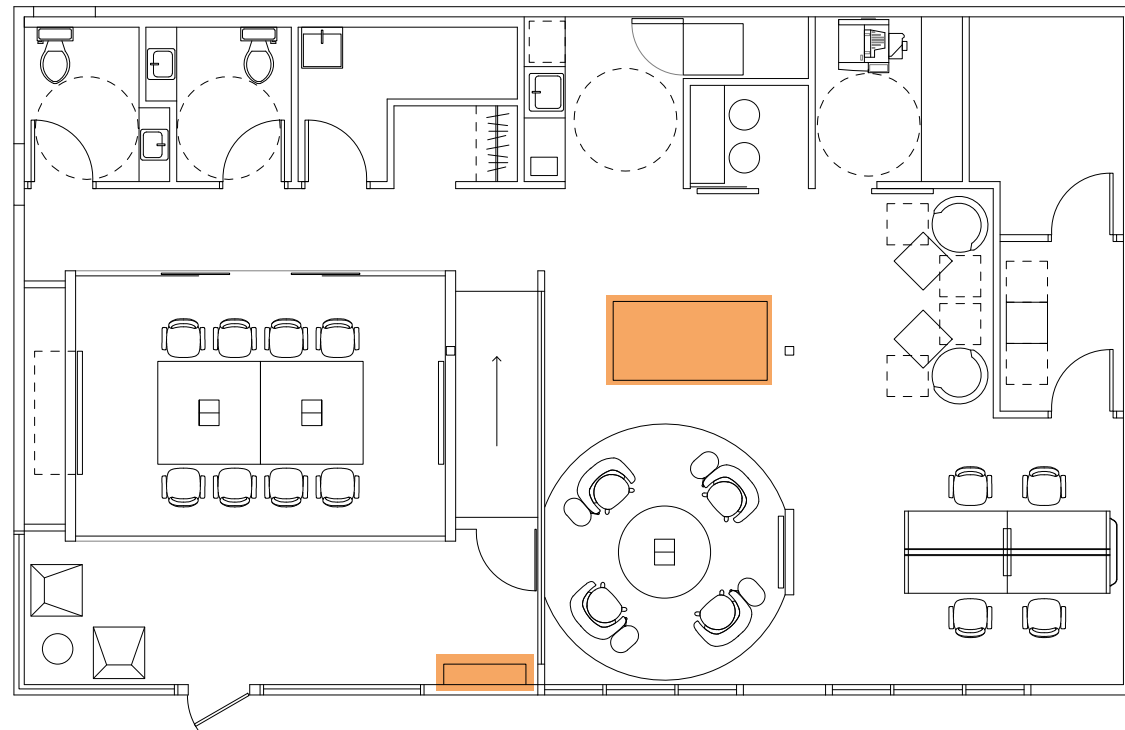
Area pendant by Eureka

Simple and clean lined fixtures were chosen to coordinate with one another

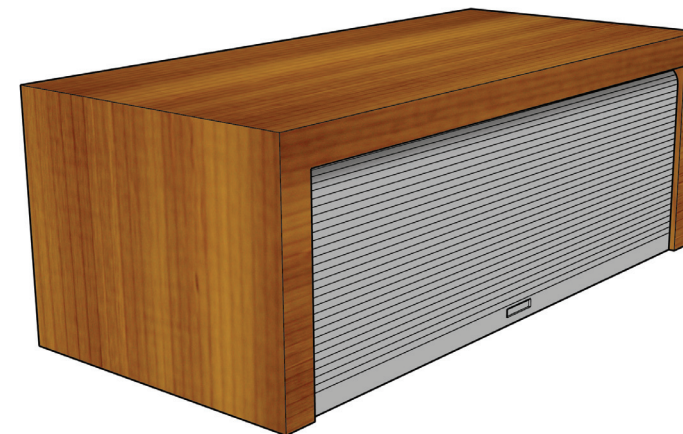
organization X



The exterior of the building provides the first impression to the mobile worker. This presents the opportunity to connect the employee with the company they work for. The facade is relatively neutral with a pop of the company colour for identification and the name of the organization is located where it can be easily seen. The existing bay doors of the garage are replaced with large, energy efficient windows to bring in lots of natural light and improve the impact on heating and cooling. The aesthetic of the new windows ties to the history of the building by resembling the panels of a garage door.



In order to ensure space is available, employees can book the meeting room, collaborative workstation and open collaborative area as required and invite attendees through an online system. When employees first arrive to the site they will swipe their access card at a check-in station located in the entrance. A screen indicates which area they are intended to be in and the corresponding colour code. The check-in system and the colour coding are meant to aid in wayfinding, which is important since the arriving employee may not have been the one who booked the space or it might be their first time visiting the site.



After checking in, the employee can head to the personal storage unit. Here employees have assigned carts where they can keep any items they wish to have on site at all times. An identification system is applied to the side of the cart that faces outwards when stored. This presents an opportunity for branding as the identification can be tied to the business of the company. For example, an electronics manufacturing company could use electrical symbols. If desired, the carts can be wheeled to the work area, and have an indented top surface to keep items from rolling off. The storage unit for the carts has a rolling door to keep them out of sight when not in use. The storage units themselves resemble standing toolboxes, much like those used by mechanics.





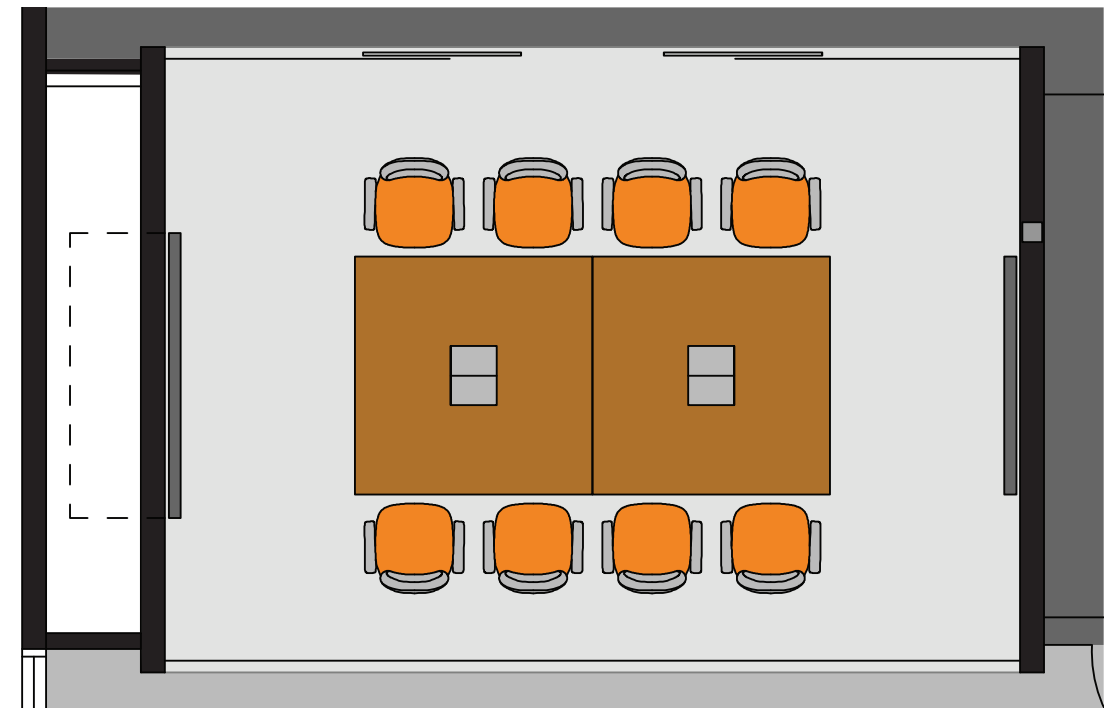
Intended as a collaborative space both for internal meetings and for hosting guests, the more private meeting room is an architectural feature as one enters the lobby. The exterior of the form is clad with the company colour and the name is included in the film on the glazing. It was important to have brand recognition immediately when entering the space in order to make the mobile workers feel a part of the main company when working from the satellite office. This helps mobile workers have a sense of community and connection to the company they work for.



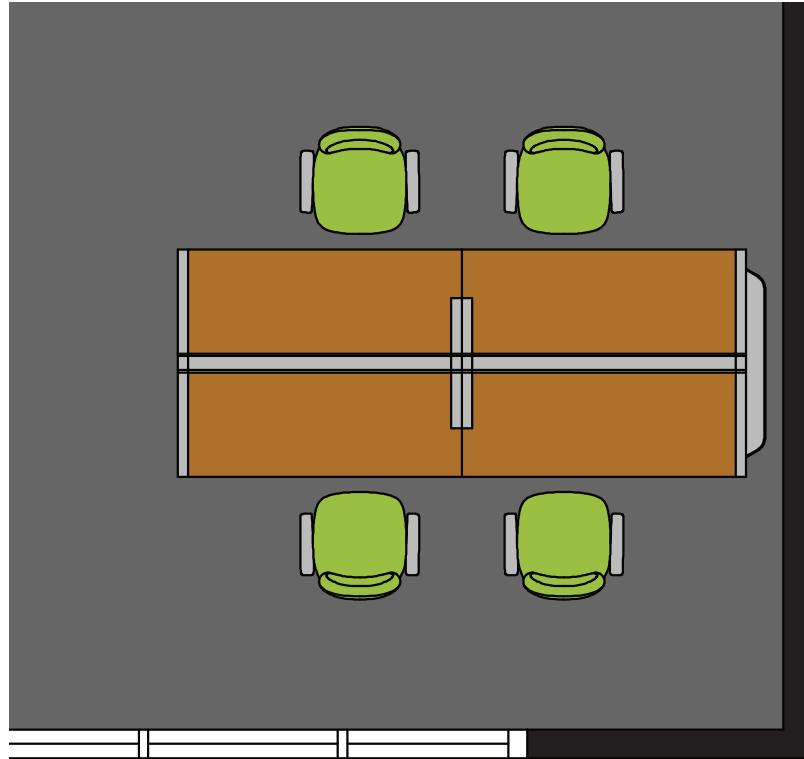
The SAYL workchair by Herman Miller allows users enough adjustment to be comfortable and has a small environmental impact.



The integration of technology into the space is important to help employees work efficiently and connect with other offices. In addition to video conferencing, the media:scape by Steelcase system allows users to easily share what is on their computers just by plugging in. On the opposite wall, an interactive whiteboard, such as SMARTboard by Smart Interactive Solutions, can be useful for brainstorming sessions and presentations, and has the capability to capture the notes and email them to the participants.



The back wall of the meeting room, including the sliding glass doors, has floor to ceiling film to block sightlines while allowing natural light to filter into the hallway. The hardware of the sliding doors is recessed into the ceiling, blending the doors into the glass partition. The floor, ceiling and remaining walls are all clad in a cork material that aids in absorbing sound, making a more ideal environment for video conferencing. In addition, there is a cabinet recessed into the alcove to the west to provide storage.



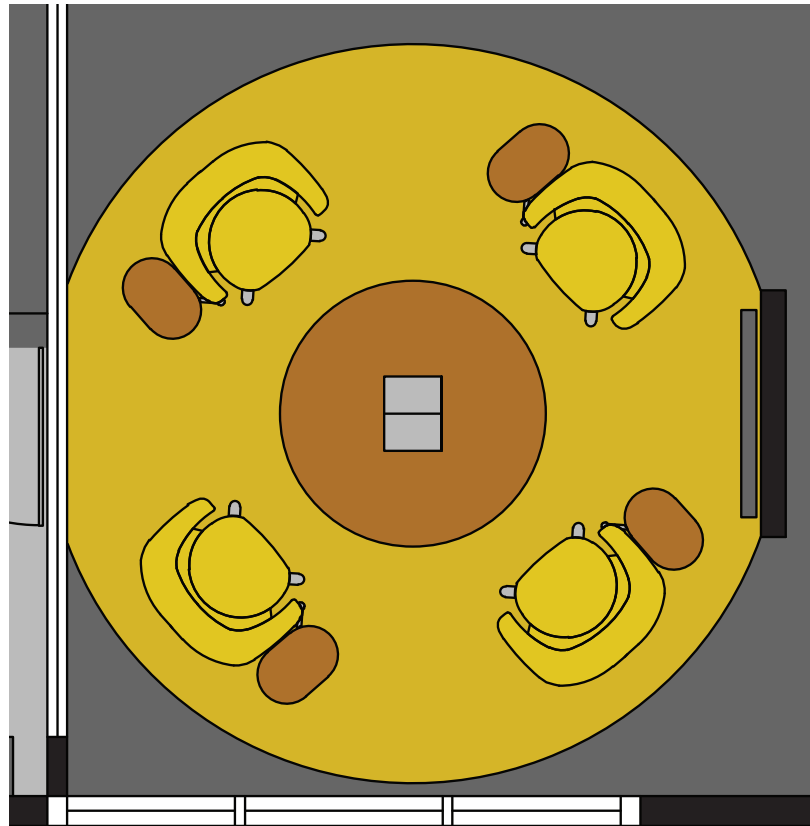
The collaborative workstation is a more structured area for teams to work together, and at the same time allows for individuals to work independently. This combination means that team members can work on separate items for periods of time and then discuss them immediately. After collaborating the team can then split off again to accomplish different tasks. The partition directly adjacent to the benching is coloured for wayfinding. It presents an opportunity for graphics that can reinforce a sense of common focus. The words were to chosen to remind employees why they are there and what that involves.

The SAYL workchair by Herman Miller is able to colour coordinate with the area, which makes the spaces easier to identify. This wayfinding is particularly important since employees will not be as familiar with the work environment.



FrameOne by Steelcase is a benching system that integrates with the media:scape technology. The connections for the laptops to the video screen are housed in the spine of the desk.





The last of the service areas is an open collaboration space. As the most casual scenario, employees are more free to move about and change positions during their group work. It provides the ability to have a more organic flow to their collaboration process.



Media:scape by Steelcase is also put into use for this space in the form of a lounge height table. Pucks pull out from the center and connect to employees' laptops. They can then easily share information on the television screen adjacent to the space. Power outlets in the flooring next to the seats ensure that the collaboration session is not restricted by battery length.



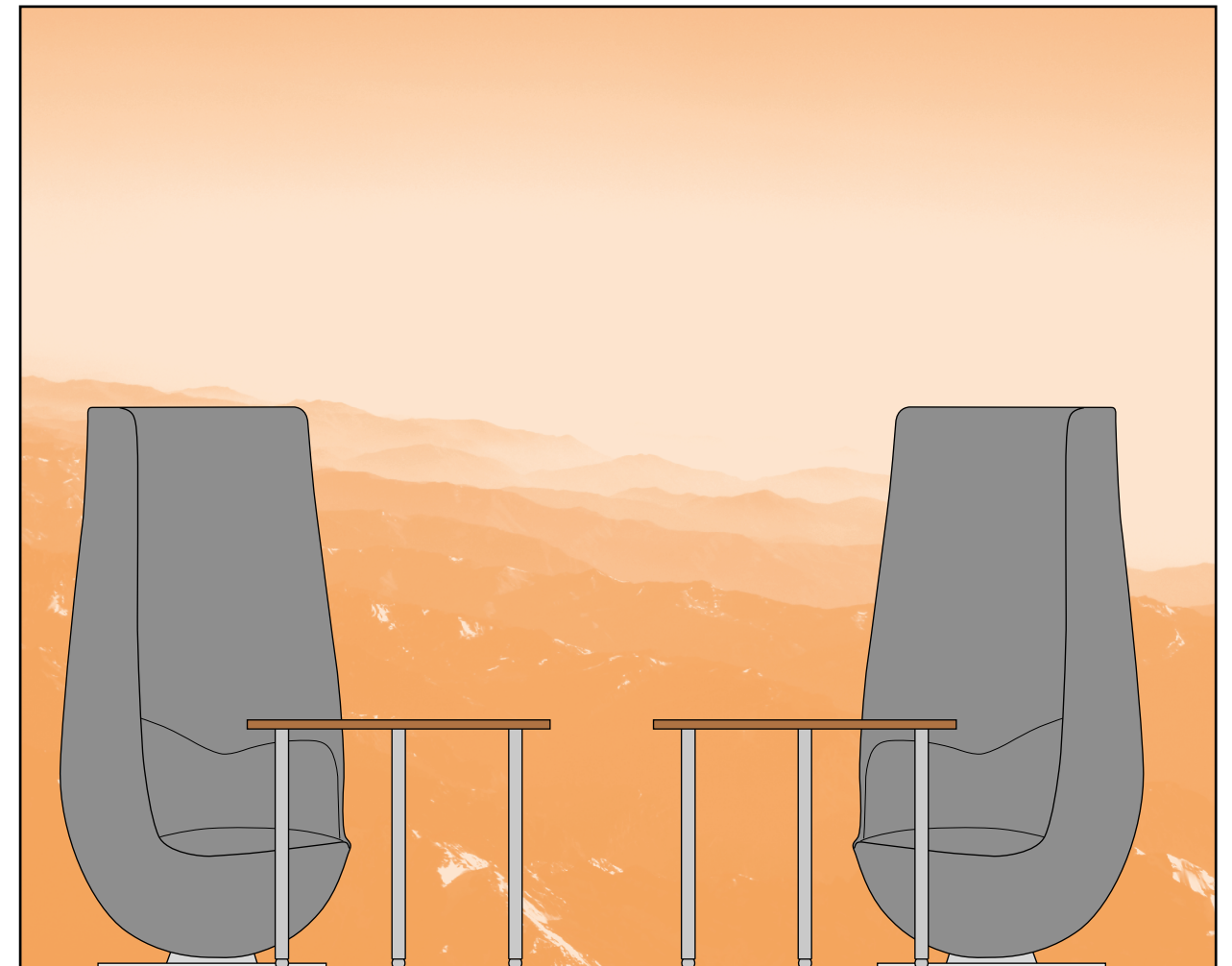
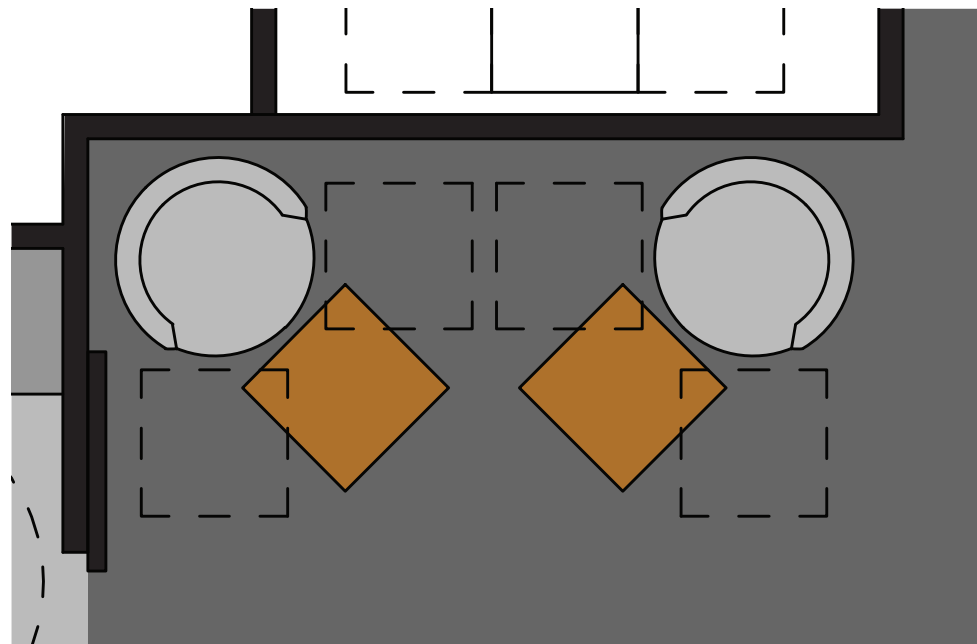
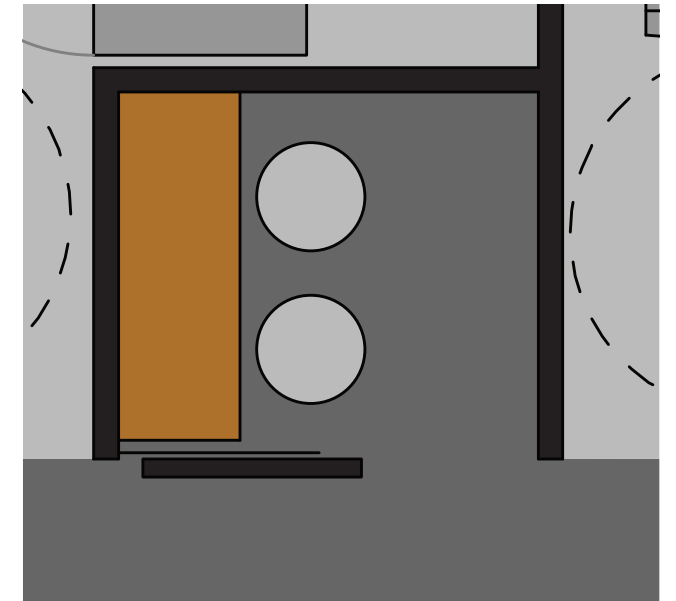
The i2i chair by Steelcase is designed specifically for casual collaboration. The back and seat swivel independently, allowing users to face each other and presentation surfaces more comfortably. The tablet provides a surface for a laptop, which can also be swiveled to share information.

The west partition, which divides the internal collaborative space from the entrance, has a cutout fixed with glass. This double paned glazing sandwiches a film that acts as a privacy screen while allowing light to filter through. In addition, from the open collaborative space, this glass can be used as a whiteboard, giving employees a choice of a more tactile way of writing down ideas and working through problems.

Sometimes there is a requirement for an employee to have some private time. Perhaps they need to make a phone call, have a quick one-on-one video conference or they just need a moment to focus on a task without interruption. The private focus areas are intended to accommodate these needs. These spaces cannot be booked and are to be used as momentary escapes by those booked in other areas.



A phone booth room with a door provides employees somewhere to have a private phone call or a quick video conferencing session. With the possibility of having video conferencing directly on cellphones no additional technology is required. A wall mounted bracket that users can place their phone into during the call allows them to have their hands free to write or use a laptop. The room can easily accommodate two people with a couple of small stools, such as the K700 by Haworth, or they can be pushed under the desk and out of the way.



The Tulip chair from the Haworth collection provides a comfortable seat with high sides that help block unwanted distractions. Coupled with a small table on wheels, the swivel of the chair allows the user to find a direction that suites them best. Power outlets located in the floor directly adjacent to the base of the chair are available for laptops to be plugged in. These quiet focus spots can be used while waiting for a meeting to start or just afterwards to get something down while it is still fresh.