

OFFICE BUILDINGS

Project Experience

General Services Administration Norman Pointe II

Bloomington, Minnesota

The General Services Administration (GSA) needed 245,000 square feet of office space for three years while the Whipple Building is renovated. Gausman & Moore engineered the tenant fit-out of the 332,000 square foot 10-story Norman Pointe II Building for Federal Agencies such as the U.S. Fish and Wildlife Service, Bureau of Indian Affairs, Customs and Border Protection, and various branches of the military recruitment offices. The project includes a GSA required daycare and outdoor playground. The construction cost for the fit-out is estimated to be \$11,000,000. The building was LEED® Certified in the Core and Shell category prior to the fit-out. Existing heat pumps were relocated to serve the new floor plans. Dedicated cooling systems using free cooling were added for three server rooms. An emergency generator was added to serve the critical computer and security system needs for some agencies. Gausman & Moore also designed the data and communications systems.



Innovation: Gausman & Moore coordinated the requirements and prepared the bid documents for twenty Federal Government Agencies to meet local codes (Federal Government Owned Buildings are not required to meet local codes) and to complete construction within a short six month schedule.

Tennant Company R&D Center of Excellence

Golden Valley, Minnesota

Mechanical and electrical systems were engineered for this 16,000 sq.ft. office remodel to an existing warehouse space. Tennant Corporation is a Minnesota based International Manufacturer of floor cleaning equipment and is committed to Green Cleaning Products.



Photo compliments of Architecture Advantage

Project is registered for LEED® Commercial Interiors Gold Certification.

Family Housing Management Office

Vandenberg Air Force Base, Lompoc, California

This 5,200 sq.ft., \$1.8 million office building contains a conference room, a waiting room, a break room, a storage/computer room, restrooms, an indoor and outdoor playroom, and support spaces. The energy-efficient facility was designed with custom lighting design.



The project received the United States Air Force International Awards Program Honor Award.

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UnitedHealth Group

Various Locations

Gausman We have completed over 40 projects in 15 states. The projects vary in size and function, and most were tenant improvements into existing facilities. Some facilities included dedicated data/server rooms and operations centers.



UnitedHealth Group - Katella Building

Cypress, California

Gausman & Moore designed an impressive building fit-out for this five story, 225,000 sq.ft. UHG office building. We performed full mechanical and electrical engineering services, and also designed and coordinated the replacement of the fire alarm/life safety system.

In addition to re-engineering existing office space, break rooms, and toilet rooms, our team of experienced professionals designed the replacement of office space to add a new, full service cafeteria and a wellness/fitness center.

All disciplines agree that great team synergy was achieved across the board, which resulted in sharp, efficient service delivery.

The "Greening of UHG"

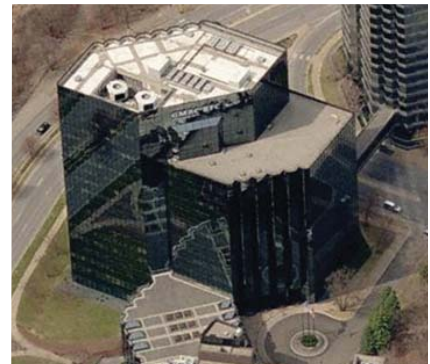
Gausman & Moore assisted UHG in the initial development of the mechanical and electrical systems design criteria for UHG tenant infill projects. As UHG narrowed its' focus on incorporating sustainable design practices into all UHG projects, our team was retained to revise the UHG design criteria.

GMAC RFC

Bloomington, Minnesota

Gausman & Moore designed the mechanical and electrical systems to support the tenant fit out of this approximately 160,000sf Class A office space in a 14 story high-rise building.

Our team's fit-out design services included open and enclosed offices, conference rooms, a cafeteria, a control center, and computer room. Gausman & Moore's initial mechanical and electrical systems infrastructure studies determined the need for new air handling units, and a new uninterruptible power supply and emergency generator. Gausman & Moore worked closely with the interior designers to select specialty lighting fixtures that accentuated their design features. Construction was staged on a floor by floor basis with staff relocated, space renovated, and then staff returned to their fully remodeled space.



**Gausman
& Moore**

Mechanical and Electrical Engineers

OFFICE BUILDINGS

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Arrowhead Electric Co-op, Inc

Lutsen, Minnesota

7,000 GSF existing office and maintenance facility, including mechanical and electrical systems, were totally renovated. A 6,000 GSF addition expanded the office space. A "member showcase" area is used to demonstrate renewable energy and energy saving technologies that were integrated into the building.



Renewable energy systems included in the project are: daylighting, natural ventilation, solar domestic hot water, a photovoltaic system was designed but not installed, and geothermal heat pumps. One geothermal heat pump system heats the building slab and a second heats the ventilation air which is preheated using a heat recovery system. The natural ventilation system takes advantage of the building's close proximity to Lake Superior, which provides cool summer breezes. Project is LEED® Gold Certified.

Hennepin County Brookdale Government Service Center

Brooklyn Center, Minnesota

A library, secured courtrooms, secured lawyer/client conference rooms, holding cells, secured sally port, secured weapons vault, licensing center, and social services offices were all included in this renovation and addition.

The design team delivered a building in compliance with the State of Minnesota Sustainable Building Guide. To do so, sustainable technologies such as building reuse/recycle, daylight harvesting, and energy saving lighting controls. CO2 sensors in the occupied spaces maintain indoor air quality. Energy consumption was modeled using Xcel Energy Assets computer program.



3M - Eastern Heights Bank

Maplewood, Minnesota

The four-story facility contains 20,000 square feet in banking space and 50,000 square feet in office space. The design met the basic 3M requirements of providing a flexible, "smart" building, allowing ease of maintenance and state-of-the-art building technology systems and details such as access flooring and energy/space efficiency.



OFFICE BUILDINGS

Project Experience

World Jewelry Center

Las Vegas, Nevada

"The World Jewelry Center, with approximately one million square feet of mixed-use space, will be one of the largest jewelry hubs on the planet..."

The new Center will combine the corporate offices of domestic and international gem and jewelry companies in an iconic, state-of-the-art trade tower adjacent to a spectacular free-standing gallery of retail jewelry stores with broad market appeal. The mixed-use project will also feature a world-class museum, exhibition space, and exclusive luxury residential condominiums. Designed to house manufacturers, dealers, wholesalers, and retailers, the World Jewelry Center is poised to revolutionize the global jewelry industry and become a progressive business focal point for international trade and commerce."

Gausman & Moore is providing electrical and voice/data engineering for both the base building and tenant infill. Project was designed but not built.



Lifetouch, Inc.

Eden Prairie, Minnesota

This 4-story corporate headquarters building includes an open office plan and computer / data center for all national offices. Mechanical systems included large hot water heated and DX cooled walk-in rooftop units, complete fire protection sprinklering, direct digital temperature controls; and dry chemical fire protection system and dedicated modular cooling system for computer / data center. Electrical systems included natural gas generator, UPS, and electronic grade power conditioning for the computer / data center.



Minnesota Counties Insurance Trust

St. Paul, Minnesota

Four story office building constructed to house State of Minnesota joint county insurance and financial services. Complete mechanical and electrical systems were designed, as well as data technology systems.



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U.S. West Service Assurance and Demand Forecast Center

Plymouth, Minnesota

Remodeling and updating HVAC, lighting and distribution systems to handle new state-of-the-art monitoring systems. Demand and service assurance functions for the whole U.S. West Communication System are continuously monitored and analyzed for optimum reliability and efficiency. Each function has an entire video projection wall, and instant access to all critical system parameters.

Universal Pension

Brainerd, Minnesota

The Universal Pension facility is a 20,000 square foot, two story building that includes open and enclosed offices and conference rooms. UPI is a fast growing pension management firm that is very computer intensive. This fast-track project was designed and built by Nor-son, Inc. with mechanical and electrical systems bid. Gausman & Moore coordinated computer network design including surge suppression panels to protect computers. Mechanical systems included multiple rooftop units to provide internal and external zoning.



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California Office Building Project Experience

- Brentwood Office Building, Brentwood (2-story, 20,000 sq. ft.)
 - Click & Flick Building, West Hollywood (2-story, 15,000 sq. ft.)
 - Davis Office Building, Irvine (3-story, 30,000 sq.ft.)
 - Evergreen Office Building, Burbank (6-floor, 90,000 sq.ft.)
 - La Brea Office Building, Los Angeles (3-story, 30,000 sq.ft.)
 - North Ford Business Park, Newport Beach (2-story, 30,00 sq.ft.)
 - Northpoint Office Tower, Los Angeles (New 6 floors, 102,000 sq.ft., on top of a3 parking levels)
 - Olympic-Bundy Office Building, Los Angeles (New 6 floors, 105,000 sq.ft., on top of a3 parking levels)
 - Simi Plaza Office Building, Simi Valley (3-story, 36,000 sq.ft.)
 - U.S.N. Construction Battalion Center, Port Hueneme (3, 2-story buildings, 20,000 sq.ft. each)
 - Wilshire-Vermont Office Tower, Los Angeles (new 28-story, 50,000 sq.ft. office tower shell and adjacent parking structure. Designed, but not built)
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California Office Building Tenant Improvement Project Experience

- 800 Wilshire Building, Los Angeles (45,000 sq. ft.)
- Chase Plaza, Los Angeles (20-story, 150,000 sq. ft.)
- Herbalife Headquarters Building, Inglewood (13-story, 130,000 sq. ft.)
- Imperial Bank Building, South Coast Town Center, Costa Mesa (15-story, 120,000 sq. ft.)
- Lincoln Town Center, Santa Ana (8-story, 130,000 sq. ft.)
- McNeill Plaza, Sherman Oaks, (20-story, 250,000 sq. ft.)
- Murdoch Plaza, Westwood (60,000 sq. ft.)
- Prudential Airport Towers, El Segundo (20-story, 1.5 million sq. ft.)
- Security Pacific Finance Co., San Diego (3-level, 60,000 sq. ft.)
- South Coast Town Center Office Towers, Cost Mesa (Over 1 million sq. ft. in a 20-story building)
- Wilshire-Grand Building, Los Angeles (20-story, 250,000 sq. ft.)