

BUILDING

CENTRAL FLORIDA



PROJECT PROFILE

FAIRWINDS Credit Union Support Center

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Central Florida ABC Gives Back

Celebrating An Anniversary!

Austin Commercial, LP celebrates 100 years

2018 V



FAIRWINDS Credit Union Support Center is an adaptive reuse and expansion creating an 86,850 SF east Orlando office campus for over 250 employees near the University of Central Florida from what was previously two separate, older structures. The project was designed as a forward thinking campus to support future technology and work practices for Central Florida's largest locally owned credit union, while serving as a shining gateway into UCF's main campus in east Orlando. The two existing buildings – one three stories and the other four – were originally going to be reskinned, but the three story building was decaying and had to be demolished. It was rebuilt with a light filled glass atrium to connect it to the other building. But in doing that, the offices were modernized and brought in several sustainable elements, ranging from more natural light, along with a health and wellness aspect – such as an open stairwell to encourage physical activity – and collaborative spaces to bring teams together.

FAIRWINDS Credit Union consistently ranks as one of Central Florida's best places to work and continues to flourish locally. The credit union wanted to reposition and modernize the East Orlando Campus into one building called the Support Center. The two existing buildings on the site were becoming a maintenance and fiscal liability. FAIRWINDS brought Albu & Associates in to unify the two buildings into a holistic campus worth of the credit union's brand. The design build team of Albu & Associates and Little Diversified Architectural Consulting began by connecting the two buildings with a continuous, light filled glass atrium, providing a single point of entry for all employees and visitors. A simple folded plane simultaneously shades the building from the intense Florida

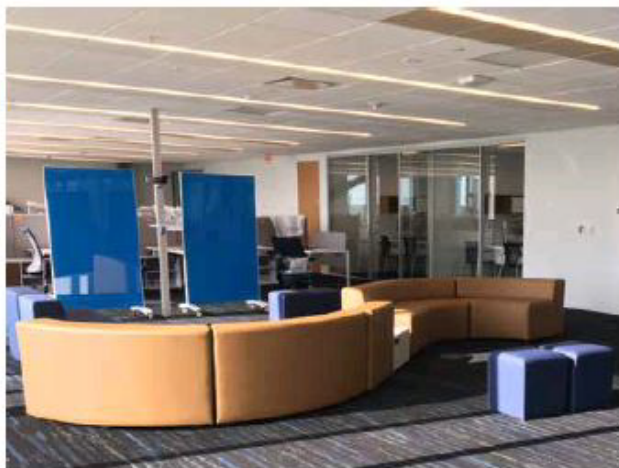
sun, unifies the two existing masses and creates a unique entry procession through a series of lush garden spaces. ACM metal panels were chosen as the primary material which combined with the curtain wall system provides for a modern sophisticated and truly impressive building. The delicate brise soleil filters Western light and enables the expanse of a taut glazed skin.

These brise soleil filters are "intelligent" design incorporating sun deflectors and architectural fins to help shield the sunlight and help moderate temperature. The interior still gets plenty of sunlight, while the building has a daylight harvesting system and

specialties for commercial projects, so the company is equipped to make the best recommendations to fit the specific shading needs of the building.

The exterior engineered pressure-equalized façade system fabricated and installed by N-RG Cladding consisted of ACM panels supported by secondary sub-framing members and continuous outboard insulation to promote the building's low carbon footprint on the environment. Particular care had to be given to any variations in the walls of the existing portion of the facility. To overcome these variations, N-RG utilized it's in-house FARO 3D scanning capabilities for the as-built portion of the structure.

The building's entryway has a three story atrium and glass stairwell that serves as a centerpiece. There is a café on the first level where employees can gather for lunch and a community room that can fit over 100 people for large meetings. The rest of the building has multiple kitchens, breakrooms, collaborative workstations and a boardroom for executive use. The goal of the facility is to provide more effective and efficient services to the members (customers) of FAIRWINDS Credit



Union. The open space fosters better communication, collaboration and comfort for crew members (employees) and guests.

During construction several high performance enhancements to both the exterior and the interior of the building were completed, focusing on exterior envelope improvements of an occupied building while maintaining 24/7 mission critical functions. The design incorporated WELL Building Design Best Practices, Personal and Data Security, Sustainable Design, and rationalizing modern office design demands with life safety requirements. WELL Building

fully digital lighting that manages internal lighting to reduce energy consumption.

Interior Specialties provided the shading system that covers all exterior windows for the project. It included manual shades, as well as motorized shades in the executive suites and conference rooms. Some of the motorized shades feature a solar sensor, allowing shades to be deployed automatically based on the amount of sunlight coming in. This project featured about 20,000 SF of shade material in the building. Interior Specialties specializes in shading and