Program Summary:

Located on 12 acres, the 237,000 sf Headquarters will manufacture high quality industrial grade instrumentation for critical measurements of liquid and gas levels

Program Statement:

The 237,000 sf corporate International Headquarters, manufacturer of high quality industrial grade instrumentation for critical measurements of liquid and gas levels and flows, is located on 12 acres of land in Aurora, Illinois. An existing vacant building of sufficient size to accommodate continuous growth and expansion was identified, purchased, renovated and re-purposed for the project. The building renovation supports the administrative and manufacturing functions, as well as the technologically advanced research and development arm of the company. Master planned site improvements included the addition of 150 parking spaces, new basketball court, new putting green, cafeteria terrace and landscape improvements. The improved entry plaza enhanced the façade of the existing building, giving it a clear presence and display of the identity of the company.

The 55,000 sf expanded office space includes a new 14,000 sf mezzanine for future growth. The office zone houses the administrative functions including management, engineering, marketing, accounting, R&D, tech support, and training. The 168,000 sf manufacturing area is partially climate controlled and houses the production facilities, research and development lab and receiving and shipping functions for the company.

A180.01

Building Area: (sf)
237,000 SF

Cost per Square Foot:
$46.41

Construction Cost
$11,000,000

Date of Completion:
August 2013

A180.02

Site Plan:

An existing abandoned warehouse facility was purchased by the client and repurposed into the new corporate headquarters and national production facility for this worldwide company. Existing site circulation worked well for the new use and was modernized with additional parking for production staff. The site is located in an established business park.

A180.03

Office Zone Floor Plan:

Graphic depicting a developmental stage in planning of the office zone. Spaces are color keyed by department. Crossing corridors were defined and continued across blocks of space to facilitate communication among departments, while an open space concept was maintained throughout the office zone. Executive offices were grouped in a compact footprint adjacent to the reception space.

A180.04

Building Façade/Entry Flag Plaza:

The existing entrance area was rehabilitated to provide a display of the company's corporate identity. The existing building height was carried into the plane of a simple monolithic precast concrete entry monument, placed at right angles to the dominant building line and traffic approach lane. A grouping of new flags display some of the countries where the company has a presence.

A180.05

Lobby/Waiting Area:

The existing lobby space was refinished and provides electronic information monitors and features a wall displaying a small fraction of the company's collection of awards. Decorative stained glass panels were reclaimed from the original building location and featured in a new ceiling display which marks the reception seating area.

A180.06

Executive Suite Hallway:

Core managers and directors' offices are grouped on both sides of a compact new sky- lit alley.

A180.07

Executive Conference Room:

Two spaces are combined for the executive office suite with conference function, and maintain views of the mature landscaping on the heavily shaded site.

A180.08

Conference Room/ Work Stations:

Existing conference room is repurposed to provide corporate board room for the administrative area. Offices are zoned by grouping into adjacent open spaces with views maintained across the space to the exterior.

A180.09

Break Room:

An existing lunchroom was enlarged and centrally placed between office and shop areas. Glazing on two sides provides views of the heavily greened site.

A180.10

Auditorium:

An existing sales showroom was repurposed as an auditorium space, with simple suspended ceiling clouds for lighting and acoustic control. Lightweight risers were built for theater style seating. Corporate logo with backlit translucent panels is incorporated into the presentation and media wall.

A180.11

Fabrication Facility:

The renovated warehouse area is repurposed as the Production Floor. New energy efficient lighting, large volume fans and light colored finishes provide a pleasant and efficient high volume space for the production units which are located logically for material flow.

Project Name:
Magnetrol International Headquarters

Project Location:
Aurora, IL

Owner/Client:
Magnetrol International, Inc.

Architect(s) of Record:
(names and addresses)
Chenevert Architects LLC
315 Third Street, Suite A
Baton Rouge, LA 70801

Project Team:
Norman J. Chenevert – Principal in Charge
David Santini – Project Manager

Landscape Architect:
Norris Design

Consultants:
Structural, Mechanical & Electrical: KJWW Engineering Consultants
Civil: V3 Companies
Interior Design: Ferrand Design, LLC
Materials Consultant: WAITING ON DAVID

General Contractor:
Krusinski Construction Co.

Photographer(s):
Chenevert Architects LLC (Slides 2 & 3)
Marian Kraus Photography (Slides 4-11)

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