

TRICO

REGIONAL SEWER UTILITY

CATEGORY: PRESERVATION/ ADAPTIVE REUSE/ RENOVATION

PROJECT TYPE: WASTEWATER TREATMENT OFFICE RENOVATION & ADDITION

ADDRESS: 7236 MAYFLOWER PARK DR, ZIONSVILLE, IN 46077

SUBSTANTIAL COMPLETION: NOVEMBER 2020

ARCHITECT'S STATEMENT

Since its expansion in 1991, the TriCo Regional Sewer Utility operated from two locations – administrators and engineers in a cramped, dated Carmel office building, and field operators on-site at the Wastewater Treatment Facility in Zionsville. This led to communication challenges and lost staff time with frequent cross-town trips. More importantly, a cultural disconnect had grown between the split departments which was an imperative to remedy. When the opportunity arose, TriCo seized the chance to centralize their functions under one roof at their Zionsville Wastewater Treatment Facility.

After exploring multiple options to best accommodate the joined operations, the most sustainable and cost-effective approach emerged: expand and renovate the existing 7,500 square foot office and garage building. A pre-engineered metal building structure was selected for a compact and efficient 3,000 square foot addition, which merges with the existing facility. The enlarged building was clad in new brick and metal panel siding that was salvaged from the original façade. Thermally efficient skylights bring light deep into the center of the open office space and integrate with new daylight harvesting sensors. The new large windows are shielded by shadowboxes to shade east facing glass and diffusing film is provided to help moderate the abundant daylight entering the office spaces.

Half of the existing garage was converted into communal and training spaces. The Training Room is a multi-functional space for board meetings, seminars, and larger public events. The adjacent Staff Lounge encourages social interactions between different departments with its generous kitchen area, featuring a verdigris backsplash tile that ties to TriCo's branding. This relaxing lounge connects directly to an outdoor patio via a glass overhead door, and both social spaces feature expansive windows that frame the site's landscape, which is a certified Wildlife Friendly Habitat.

The former plant offices were replaced with a daylit open office floorplan featuring stone-like carpet, flanked by private and departmental offices. New lighting fixtures incorporate radius geometries that allude to the site's circular clarifying tanks. This geometry is mirrored in the airy lobby space in the form of glowing ring pendants and a circular branded moss wall at the custom reception desk. The building's interior structure is highlighted with TriCo's signature green paint, and the exposed building systems create strong visual patterns to guide one through the space, while also reflecting the organization's core purpose of providing community infrastructure.

SUSTAINABLE + ENVIRONMENTAL DESIGN STATEMENT

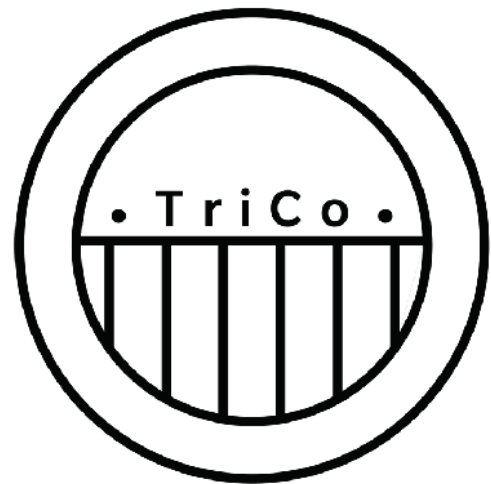
Buildings that are saved and reused are inherently sustainable. The site impact of this project was substantially less than removal of the existing building and construction of a new building would have been. The need for new materials and systems was reduced with this approach. The building has a compact and efficient rectangular footprint. The metal panels of the existing building were salvaged, painted, and re-used. Thermally efficient skylights bring light deep into the center of the open office space and support new daylight harvesting sensors. The new large windows are shielded by shadowboxes to shade east facing glass and diffusing film is provided to distribute the light with reduced glare. Interior finishes are minimized by leaving the building structure and mechanical/electrical systems exposed.



EXISTING



PHOTO COURTESY OF GOOGLE EARTH



SITE + INFRASTRUCTURE

TriCo Regional Sewer Utility provides sanitary sewer services to large portions of Hamilton and Boone counties in central Indiana, making their facilities an essential part of our state's infrastructure. For the headquarter offices to be relocated into the treatment plan, it became imperative that the introduction of office functions integrate seamlessly to the existing operations on-site. The combined professional operations and sanitary services under one roof now efficiently flow to benefit the company and better serve its users.

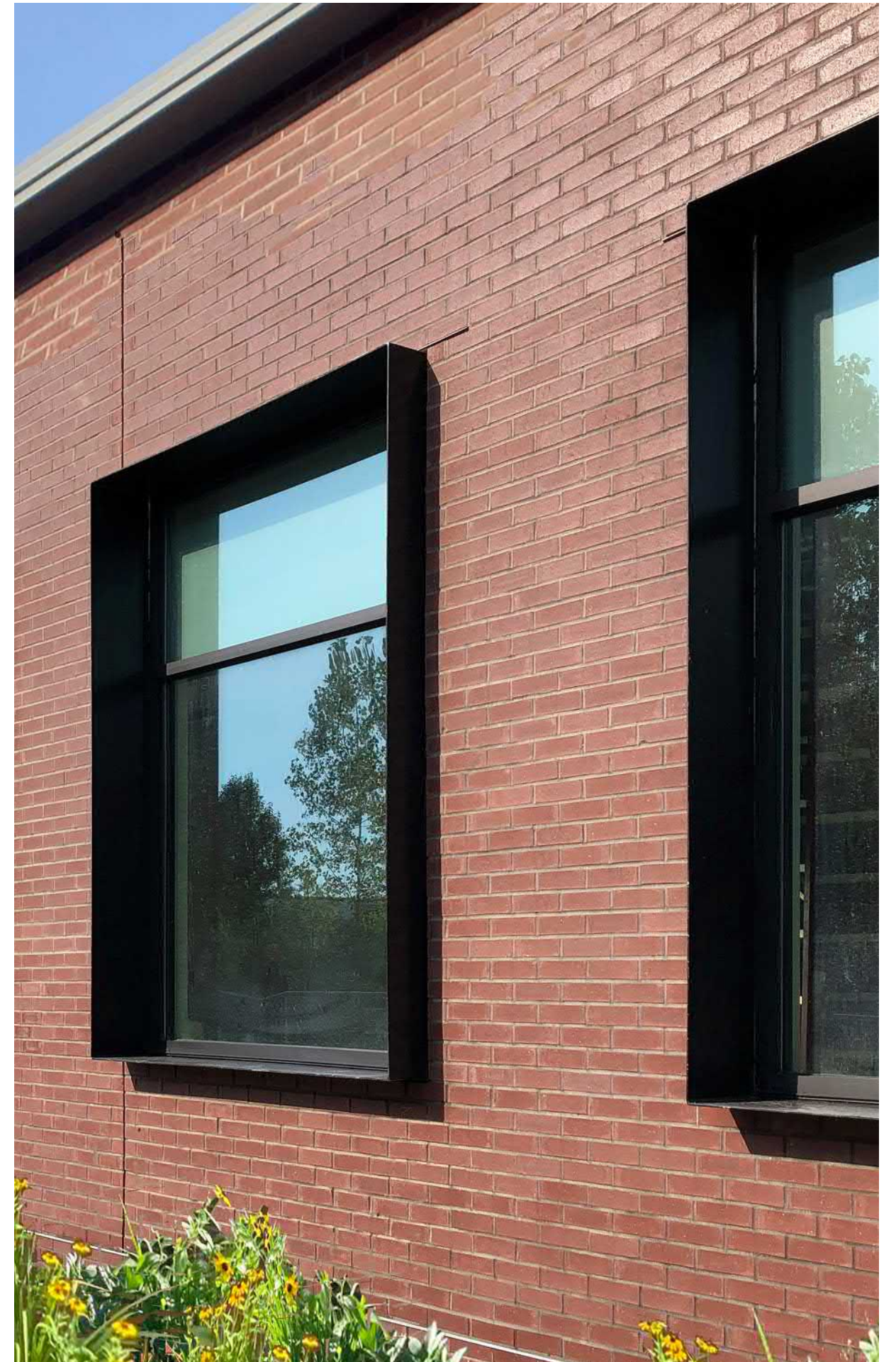
The building interior represents the site's function through the exposed structure and systems. Columns and beams form a steel frame - highlighted in the company's signature green - and repeat through the building's structural bays. Conduits and ductwork are displayed and cleanly organized to showcase the distribution of power and conditioned air. Circular fixtures throughout the interior were inspired by the site's wastewater treatment tanks and contrast with the strict rectangular geometry of the building.

EXISTING







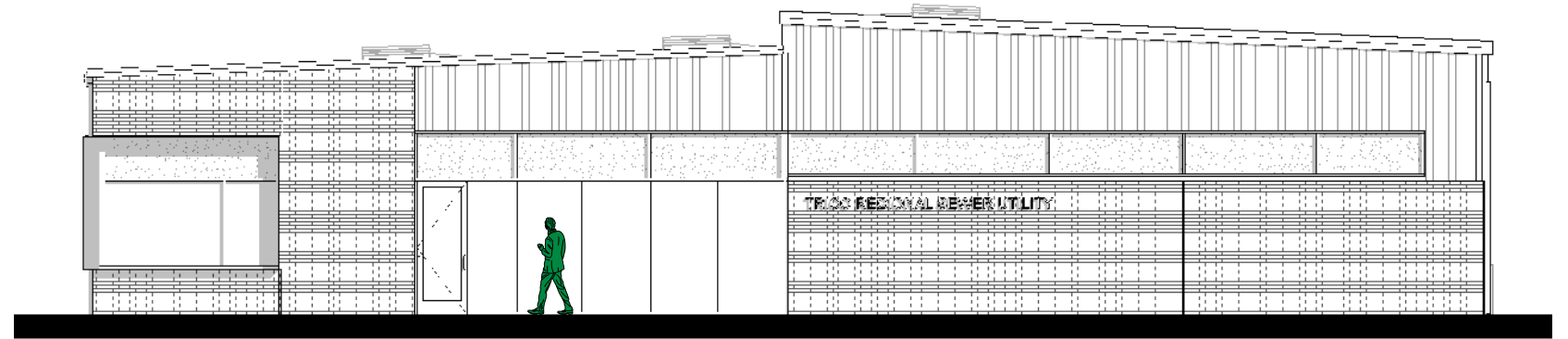




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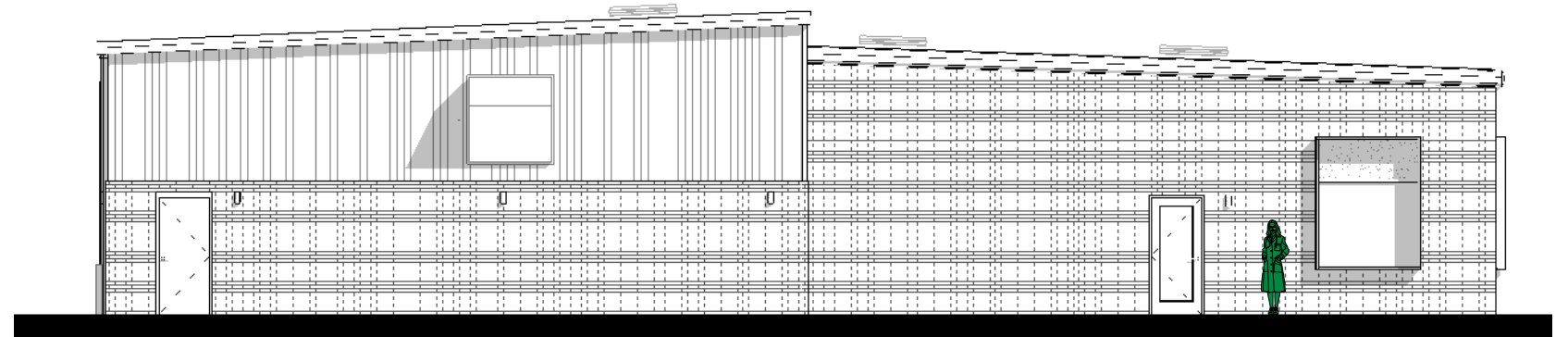
NORTH ELEVATION

scale: 3/32" = 1'



SOUTH ELEVATION

scale: 3/32" = 1'



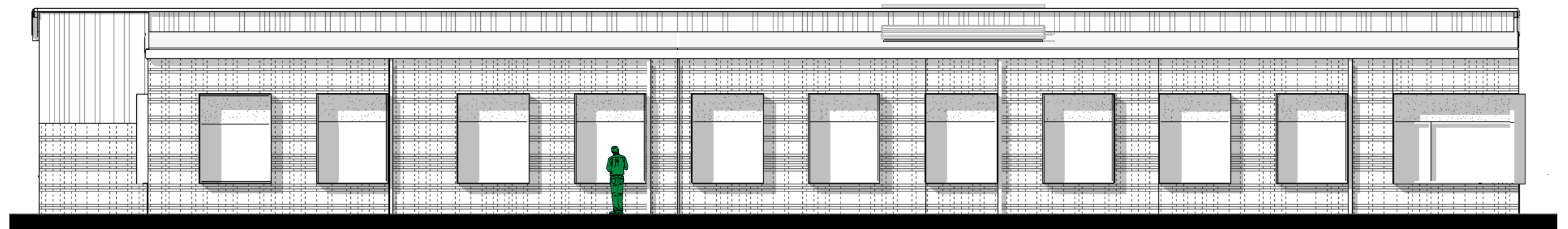
WEST ELEVATION

scale: 3/32" = 1'

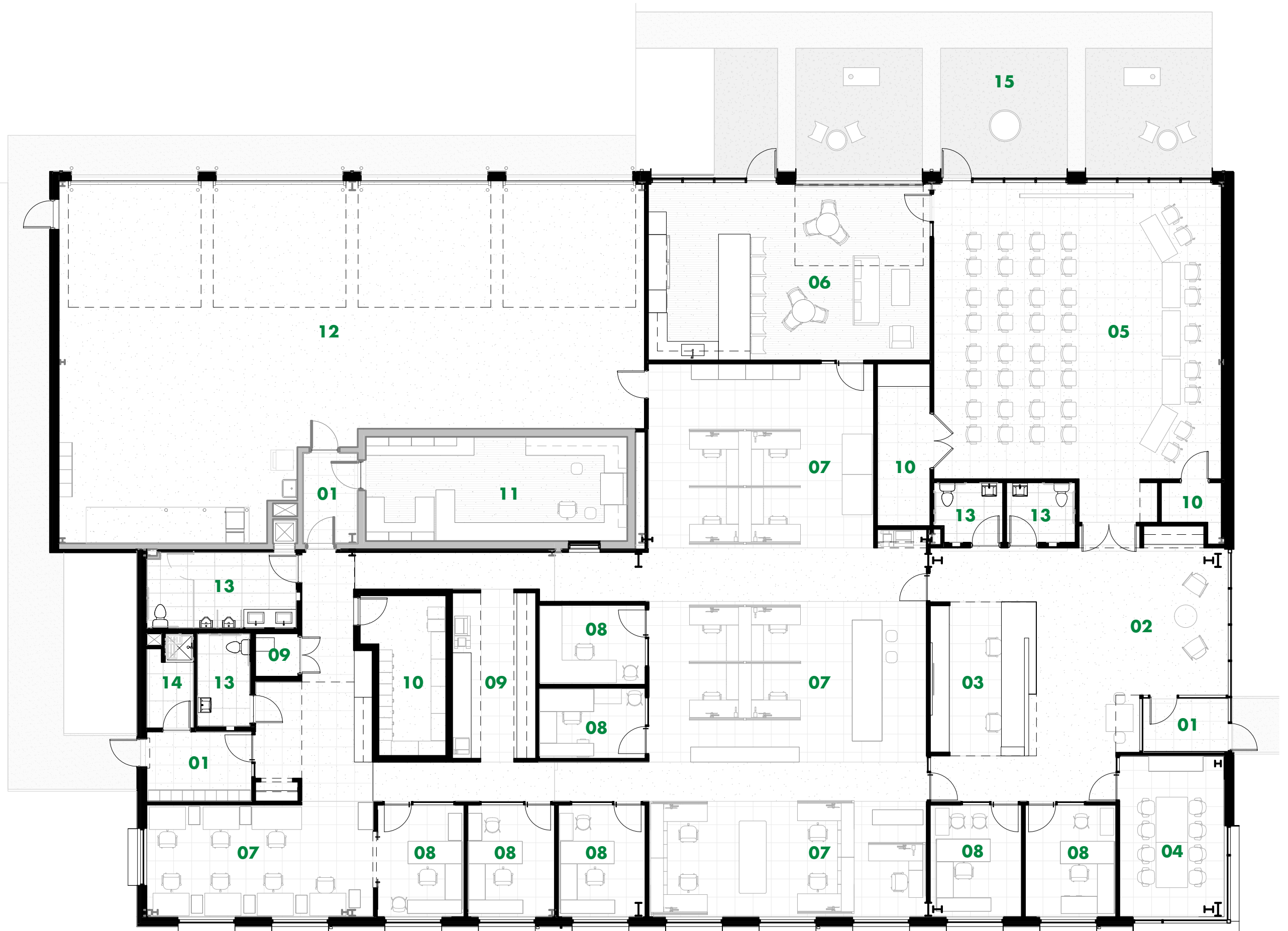


EAST ELEVATION

scale: 3/32" = 1'



- 01 VESTIBULE
- 02 LOBBY
- 03 RECEPTION
- 04 MEETING
- 05 TRAINING ROOM
- 06 STAFF LOUNGE
- 07 OPEN OFFICE
- 08 OFFICE
- 09 COPY/IT
- 10 STORAGE
- 11 LAB (EXIST.)
- 12 GARAGE (EXIST.)
- 13 RESTROOM
- 14 SHOWER
- 15 OUTDOOR PATIO

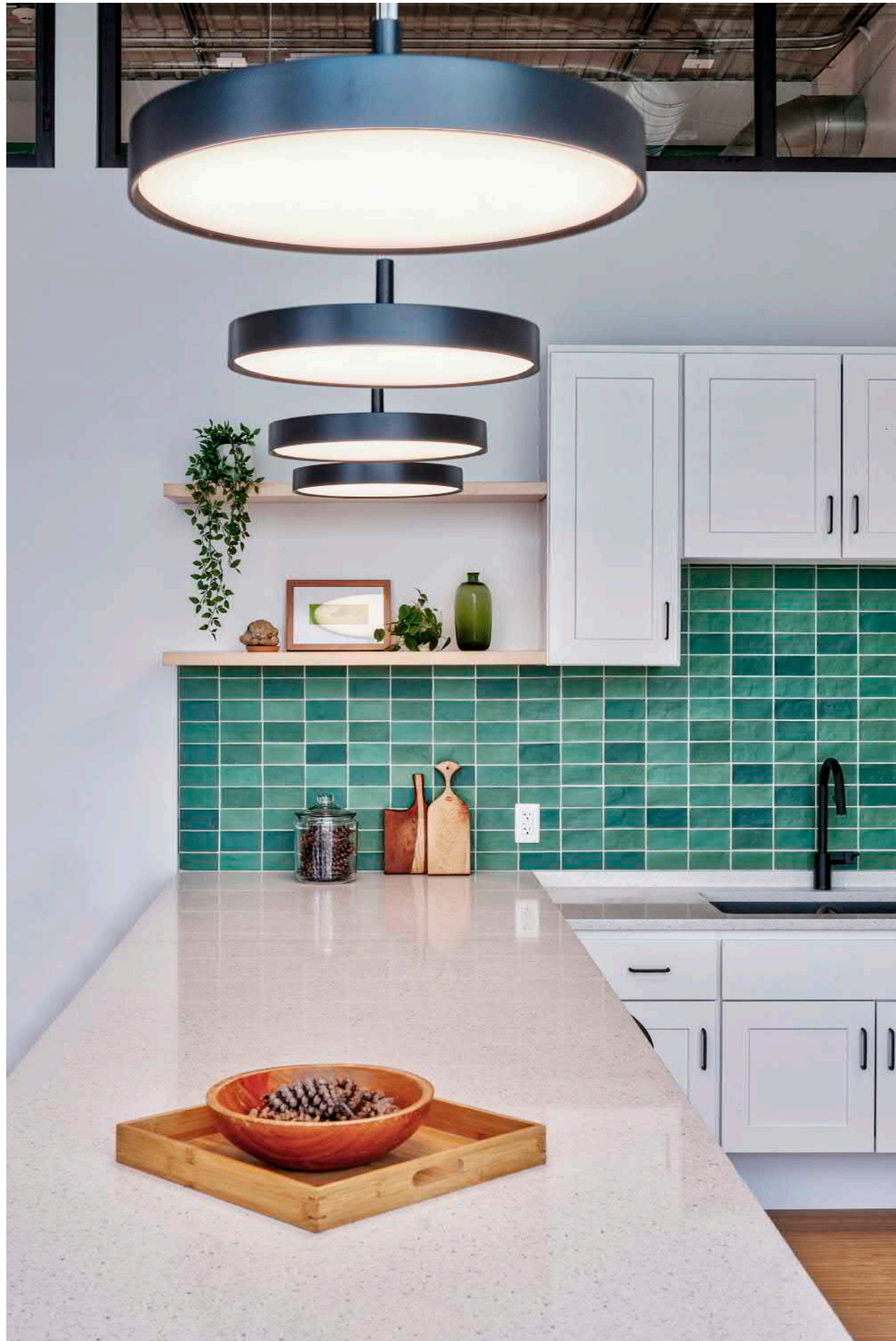


FLOOR PLAN

scale: 3/32" = 1'

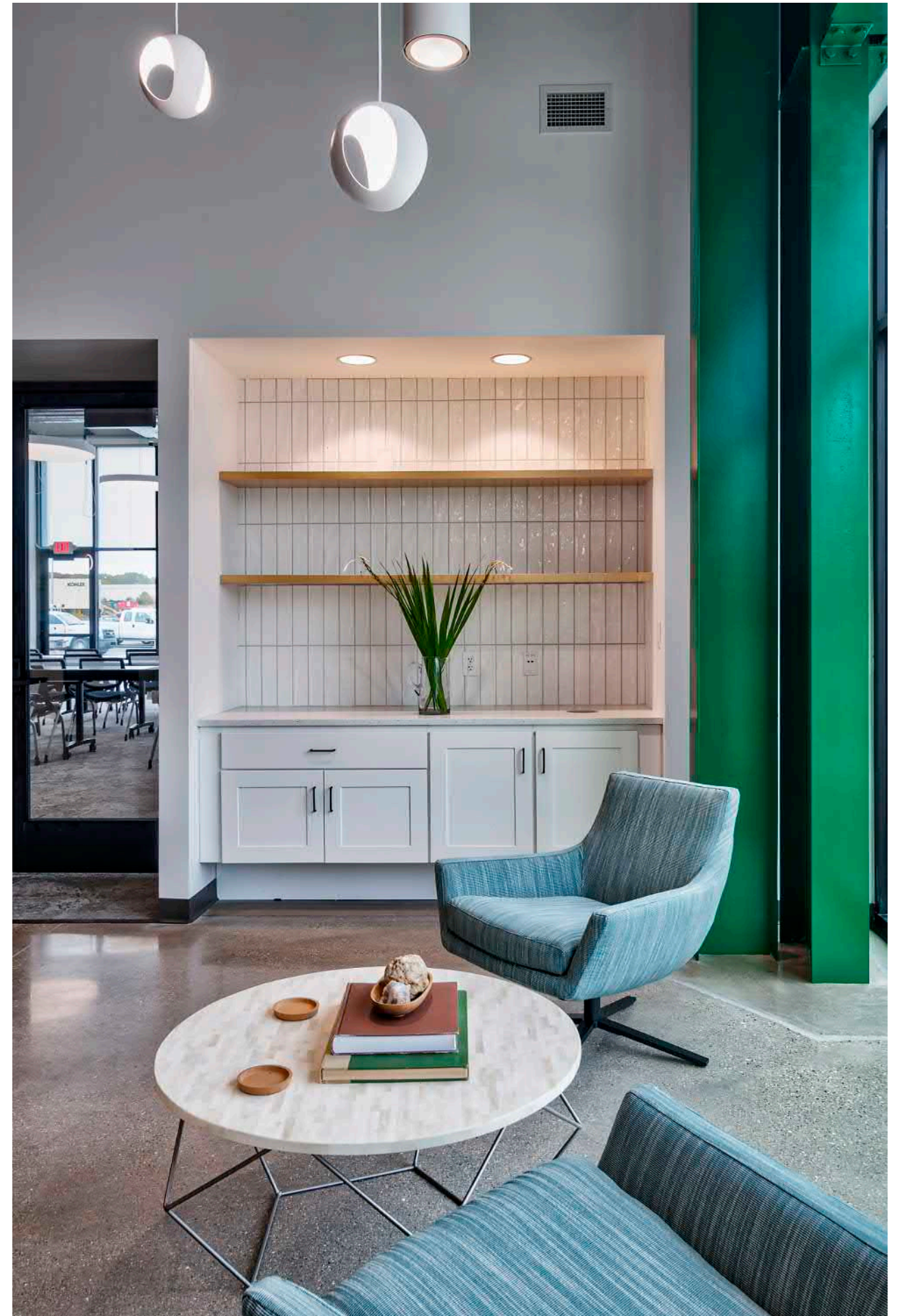






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STAFF LOUNGE



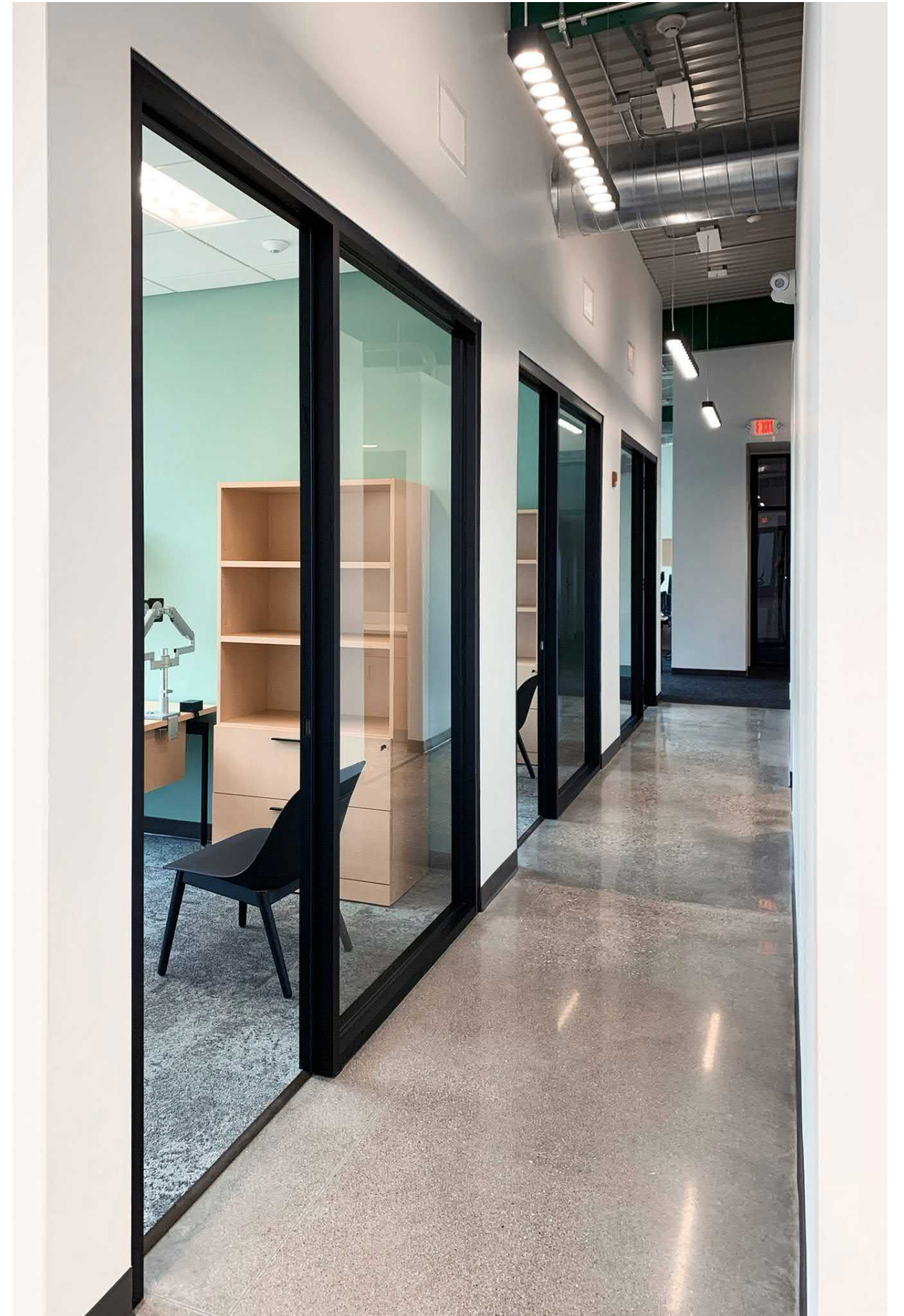
LOBBY

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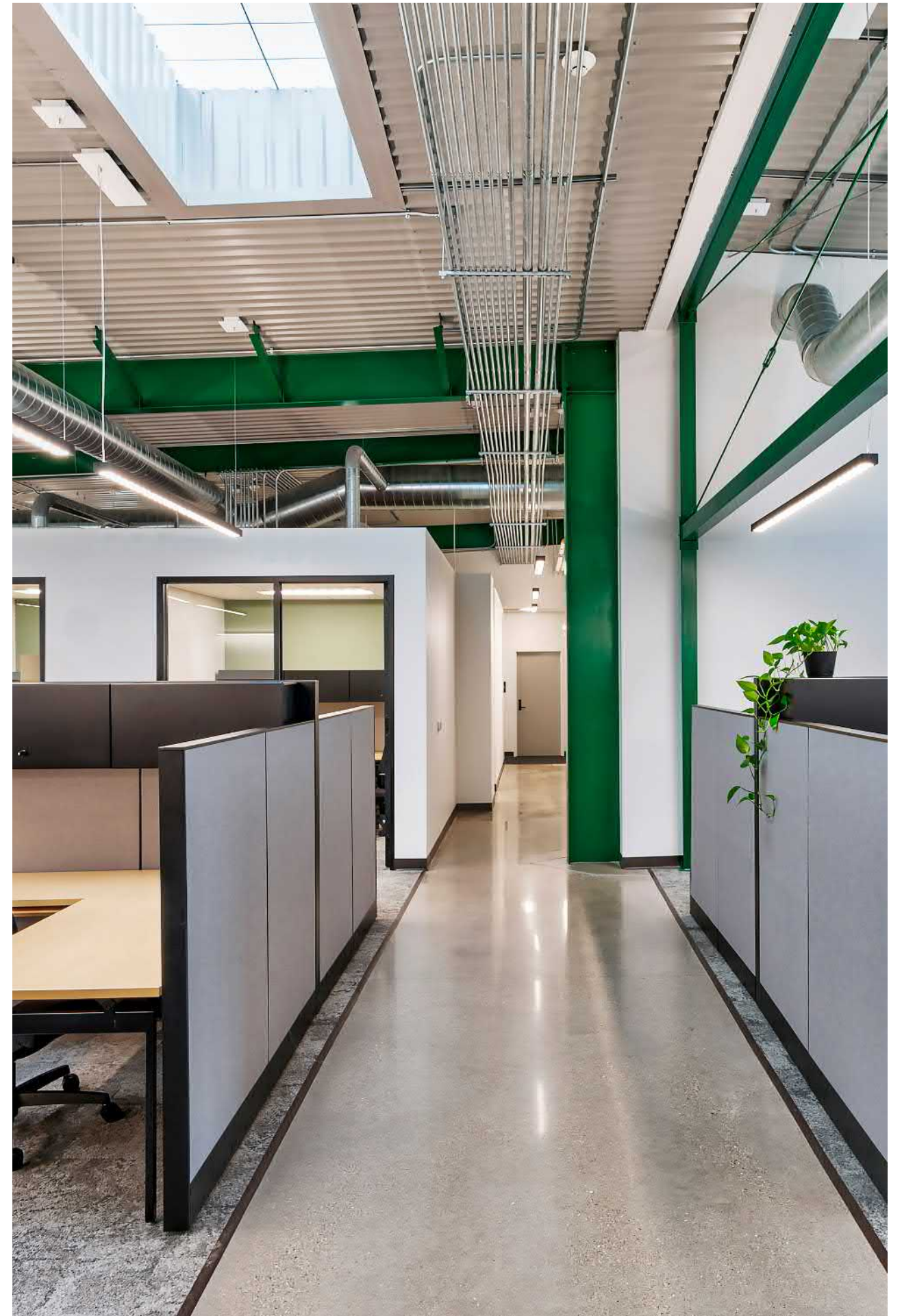






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MEETING



OPEN OFFICE

