



# SOLARWINDS OFFICE

VANCOUVER, BC



## QUICK FACTS

- + Tenant Improvement
- + 6,000 square feet
- + Heritage Building
- + Multiple Stakeholders
- + Highly Collaborative
- + Long-lead Items
- + Smith + Andersen  
Mechanical, Electrical,  
and Communications



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# SOLARWINDS OFFICE

## ABOUT THIS PROJECT

- + Tenant improvement of 6,000 square feet of space in landmark Guinness Tower.
- + Office space for SolarWinds, a software firm based out of the United States.
- + Project involved close collaboration between team members spread out across North America.
- + Client team sought high-value design solutions without compromising the integrity of the heritage building.
- + Open ceiling with exposed mechanical systems contributes to office aesthetic.
- + Provided careful coordination of mechanical systems, re-working the heating and cooling system from an open office set-up to accommodate specific micro-zones.
- + Designed new lighting scheme through using non-standard design practices, including suspension, direct/indirect, and LED luminaires, carefully coordinated with proposed architectural details.
- + Careful integration with client to provide them full control over their space, including manual dimming for lighting.
- + Communications design included a stand-alone LAN room, accommodating the very detailed server room requirements of a North American firm.
- + Expedited design and construction schedule (approx. six months).

**LOCATION**  
Vancouver, BC

**SMITH + ANDERSEN**  
**SERVICES PROVIDED**  
Mechanical, Electrical,  
Communications

**KEY TEAM MEMBERS**  
IA Interior Architects  
Vestacon  
Oxford Properties

**SIZE**  
6,000 sq. ft. (557 sq. m.)

**BUDGET**  
Confidential

**COMPLETION YEAR**  
2019

## HOT BUTTONS

HERITAGE BUILDING

TENANT IMPROVEMENT

OFFICE

FAST-TRACK SCHEDULE

MECHANICAL DESIGN

ELECTRICAL DESIGN

TELECOMMUNICATIONS

CM DELIVERY



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