

WELCOME TO OUR OPEN HOUSE!

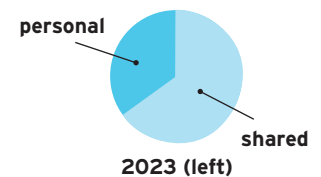
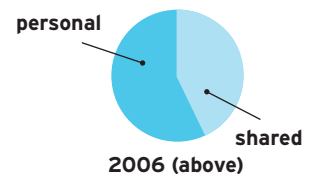
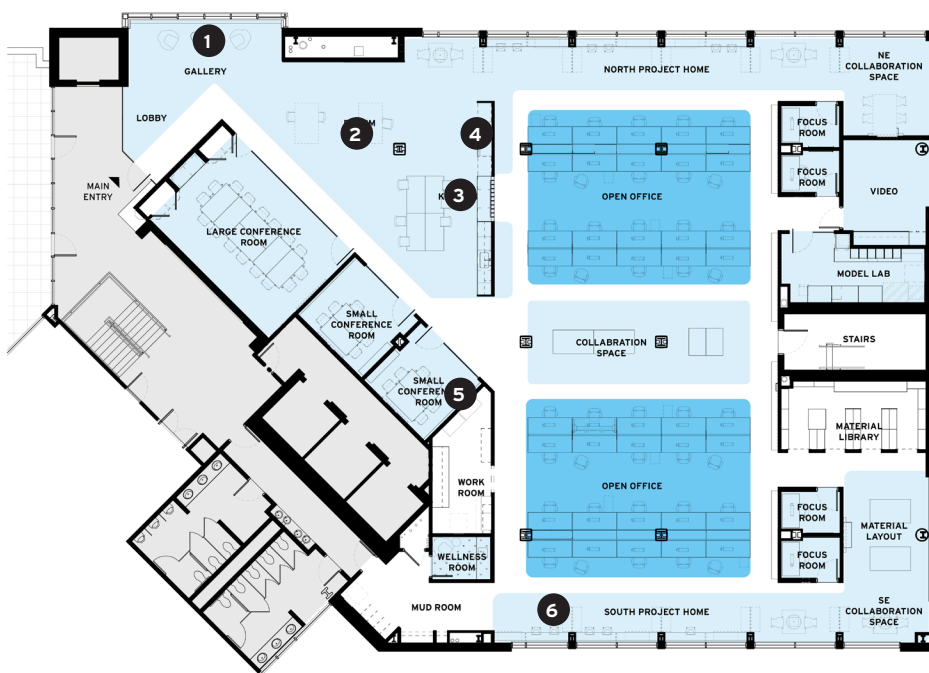
NOVEMBER 8, 2023 | 4-7 PM

221 East College Street | Suite 303 | Iowa City

The Renovation by the Numbers:

- 57,000 pounds of construction waste was diverted from the landfill.
- 5,423 board feet of ash wood, equaling roughly 10 mature ash trees.
- 1,000 fabric samples used to create the acoustical art in the Focus Rooms.
- 336 square feet of reused glass doors and panels were repurposed as markerboards.
- 85 plants in the office.
- 38 workstations pre-renovation. 40 with the potential for 50 after renovating.
- 27 attendees at the Biophilia Workshop.
- 6 members of the core design team, with 43 NM-ers offering input.
- 5 months of construction. Thank you, McComas Lacina!

NEUMANN MONSON ARCHITECTS



Neumann Monson Architects was established in 1977 in Iowa City. Since our founding, we have evolved into a nationally recognized design firm, with studios in Iowa City and Des Moines. Our mission is to achieve a sustainable and equitable future through design, viewing every project as an opportunity to do better.

Our Iowa City studio has occupied the third floor of Plaza Towers since 2006. As our approach to work evolved, we determined the need to renovate, aiming to create a space that would evolve with our culture and reflect our values.



3. Reducing Our Carbon Footprint

A Variable Refrigerant Flow (VRF) mechanical system heats and cools the studio. The all-electric system prepares our studio for a full transition to renewable power and helps lower our energy consumption by an estimated 41%.

The VRF system also contains a condensate recovery unit. Rather than send condensation to the sanitary sewer, this chlorine-free, low-mineral water is saved for watering the studio's many plants.



1. A Sustainable Renovation

As we began the renovation, we wanted a third-party system to measure our performance. We chose to use the Living Building Challenge (LBC) CORE Certification Program, which measures energy performance, material usage, occupant well-being, and social equity. A design process that received input from the entire Neumann Monson team led to environmentally friendly, financially responsible solutions that fit our flexible approach to work.

The studio's design reflects the Iowa City community and encourages inspiration and discovery. Conference and focus rooms are named after Iowa City neighborhoods, with acoustic panels in the focus rooms reflecting each neighborhood's unique identity.



4. Integrating Local Craftsmanship

Approximately 40% of the construction materials were sourced within a 300-mile radius. One of the most local materials is the ash hardwood on workstations, tabletops, and the kitchen. Sourced from the Iowa City and Coralville Parks Departments, this lumber was either dead, dying, storm-damaged, or infected by the Emerald Ash Borer.



5. Reusing Existing Materials

Over 80% of the project's construction waste was diverted from the landfill through recycling, reuse, or donation. 100% of the doors and ceiling tiles came from the previous studio, as well as 99% of the glass and 76% of the casework. Reusing these elements reduced our carbon footprint by over 20% compared to similarly sized renovations.



2. Fostering Community

In our previous studio, 43% of the space supported collaboration. Reducing our workstation footprint helped increase shared spaces to 65% of the working area.

Rooms and spaces of varying sizes, privacy levels, and technology support group activities. One example is the Forum at the studio's heart where team members can exchange ideas, work through design solutions, and host community events.

Sound-absorptive material on the overhead structure helps manage acoustics in the open office environment. Team members can also seek acoustic separation in private spaces like the focus and wellness rooms.



6. Improving Occupant Well-Being

The studio uses biophilic design strategies to connect occupants to nature and promote well-being. 92% of regularly occupied spaces have access to daylight and views, with casework elements along the perimeter minimized to enhance sight lines.

Universal Design principles promote equal access. Features like 34-inch-high countertops and easy-to-pull cabinets help ensure the studio is usable by everyone to the greatest extent possible. Occupants also enjoy improved ergonomics with adjustable height desks in the open workspace and focus rooms.