

CASE STUDY

CITY PLACE 2 SPRING, TEXAS





THE HEART OF A VILLAGE

Approximately 20 miles north of downtown Houston lies Springwood Village, a master-planned community of homes, offices, retail, restaurants and hotels. Nestled in the heart of the village is City Place, designed to be a mixed-use community that unifies work, life, sustainability and technology. City Place 2, a 327,000-square-foot office that is home to Houston-based American Bureau of Shipping, among others, is an energy-efficient, modern building that includes ground-floor retail space.

Architect: Gensler, Houston, Texas
General Contractor: David E. Harvey Builders, Inc., Houston, Texas
Contractor/Installer: Dynamic Glass, Houston, Texas
Developer: Patrinely Group, Houston, Texas

Photography: © ShauLin Hon / Slyworks Photography

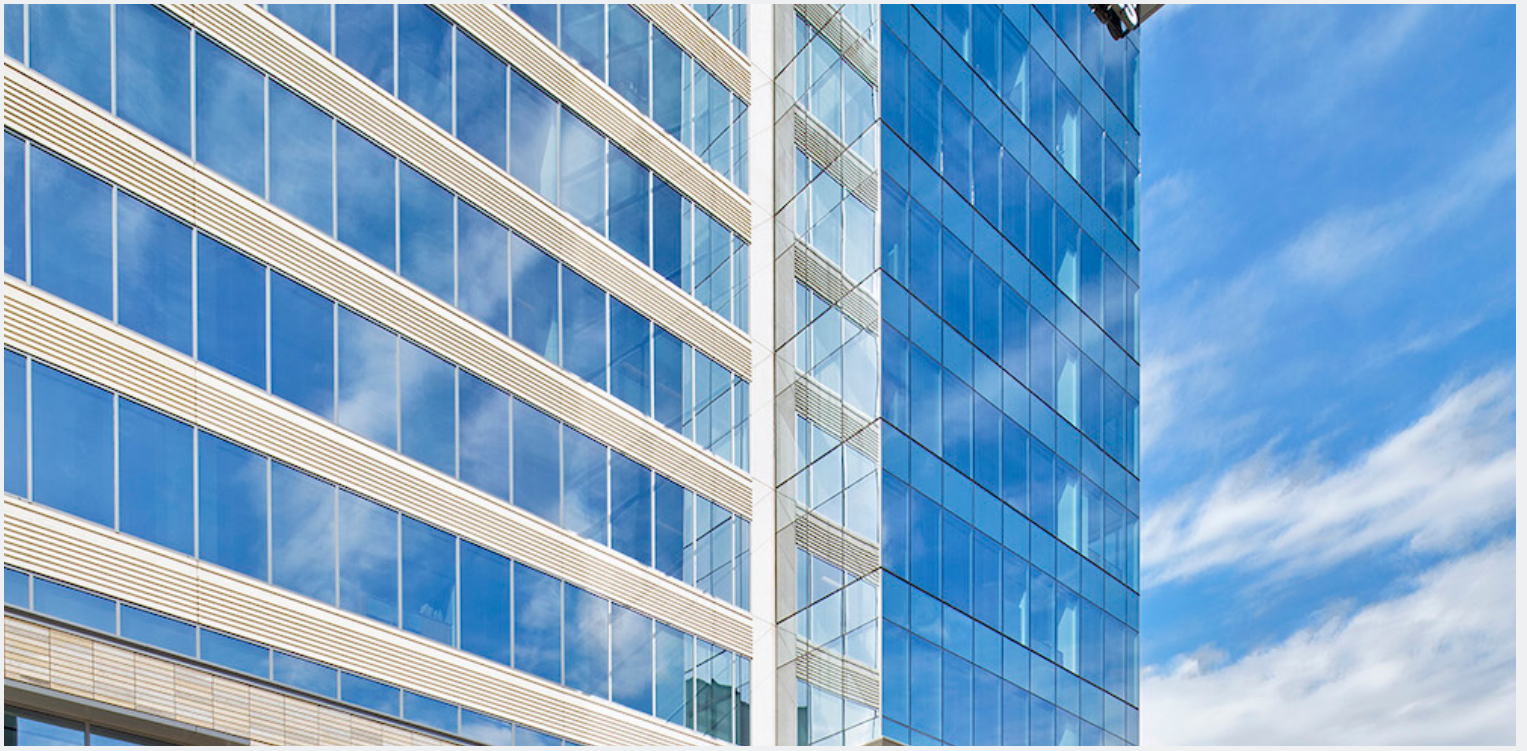
DESIGN HIGHLIGHTS

According to City Place's developer, the Patrinely Group, "Central to the concept of City Place 2 is the creation of a healthy and inspiring business setting that fosters productivity and nurtures the live-work lifestyle desired by today's brightest talent." The sleek 10-story building was designed by Gensler Houston to have a modern, monolithic look that delivered a comfortable business environment. Kawneer and Houston-based Dynamic Glass worked with architects from Gensler's Houston office to deliver high-performing glazed solutions that provided a sleek aesthetic, enhanced natural daylighting and spectacular views to the outside. Additionally, 8" face covers were placed on the facade to add texture and a visual feature that would allow the building to stand out.

CHALLENGES

- Architects wanted a high-performing facade that contributed to occupant comfort, helped reduce operating costs and increased energy efficiency.
- A tight project schedule required products that could be assembled and installed quickly and efficiently.
- Though the building looks standard from afar, there are some areas where no two panels were the same, which delivered a challenge before fabrication.
- Unitized curtain wall systems have numerous parts and pieces, which makes determining the cutting and fabrication of all units critical.





SOLUTIONS

- Kawneer's curtain wall systems were selected for the building to provide superior thermal performance, deliver an elegant aesthetic and increase natural daylight.
- The 2500 UT Unitwall System® and 1600 Wall System®5 Curtain Wall allowed Dynamic Glass to build and glaze the units in their shop. Once in the field, the units were stacked quickly and easily, which helped maintain tight project schedules.
- Brainstorming, planning and collaboration allowed the build team to create accurate fabrication sheets for each panel and individual floor plans with unit numbers or tags, and relay information to all involved, a critical step in minimizing errors during installation.
- Kawneer provided an abundance of online information and additional resources, which allowed the project to run smoothly, stay on schedule and overcome any obstacles.
- Communication and strong dynamics between all involved enabled the project to come together seamlessly.





City Place 2 achieved LEED Silver® through the use of a range of high-performing products and the developers and design team were able to achieve their aesthetic, performance and sustainability goals. City Place 2 serves as a dynamic focal point for the community.

PRODUCTS USED

- 2500 UT Unitwall® System (with 8" extended face covers)
- 1600 Wall System®5 Curtain Wall (pre-glazed)
- 1600 SS Curtain Wall System