



# OFFICE





Architectural Nexus' adaptive reuse of an existing building resulted in a newly renovated office building that tackles California's energy and water crises head on with net zero energy and water consumption. The result is an extraordinary space showcasing the highest in sustainability standards. Once the 12-month performance period ends, the structure will be the first certified Living Building Challenge project in California. To date, only 11 such projects exist worldwide. Rainwater supplies all of the water needed and solar panels generate all

energy on site. Waste is also locally composted. These elements embrace the firm's core values of inspiration, stewardship and regeneration. Miyamoto was the expert structural consultant. The project was designed to be an inspiration for others to employ similar methods -- an example of how a building can regenerate the environment and community while inspiring new design trends. Located on Sacramento's historic R Street, the building is crafted of recycled wood and steel and locally sourced materials.

## Architectural Nexus Office Renovation

LEED Double Platinum

**LOCATION:**  
Sacramento, CA

**YEAR:**  
2017

**CLIENT:**  
Architectural Nexus

**CONSTRUCTION COST:**  
\$3.3 Million

**SCALE:**  
8,262 SF

**AWARDS:**

2017 ENGINEERING NEWS RECORD, CALIFORNIA, GREEN "BEST PROJECT" OF THE YEAR

SACRAMENTO BUSINESS JOURNAL, 2017 BEST REAL ESTATE PROJECT - SUSTAINABLE

AIA CENTRAL VALLEY, SUSTAINABLE RECOGNITION AWARD

ENR CALIFORNIA, BEST GREEN PROJECT

SEAC SUSTAINABLE DESIGN, LARGE PROJECT, AWARD OF MERIT

BUSINESS ENVIRONMENTAL RESOURCE CENTER, SACRAMENTO AREA SUSTAINABLE BUSINESS AWARD



## Pacific Life Office Building and Parking Structure

**LOCATION:**  
Aliso Viejo, CA

**YEAR:**  
2008

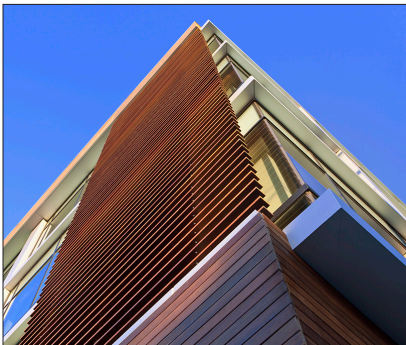
**CLIENT:**  
Ware Malcomb

**CONSTRUCTION COST:**  
\$51 Million

**SCALE:**  
250,225 SF

This nine-story, 250,225-SF steel framed office building serves as headquarters of the Life Insurance Division of Pacific Life and accommodates approximately 1,000 employees. Located in the San Joaquin Hills, it was the first time in 10 years Pacific Life consolidated all of its Life Insurance employees in one

building. The Class A office building includes a six-level parking structure connected by a pedestrian bridge. Miyamoto used slotted web moment connections in its lateral-load resisting system to reduce steel tonnage while providing improved moment-frame performance.



2600 Capitol Office Building, also known as the Green Office Building, is a clean, modern facility that captures the essence of Midtown Sacramento. It is designed to meet sustainability standards with energy saving and water conservation features. The building consists of office space in the upper floors and retail space on the

ground floor. The building received an energy-efficient Gold rating for core and shell from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED). The owner reports that their operating costs are less, helping them attract the best, forward-thinking tenants to the project.

## Loftworks at 2600 Capitol

LEED Gold®

**LOCATION:**  
Sacramento, CA

**YEAR:**  
2008

**CLIENT:**  
Loftworks (Owner), Fulcrum  
(Developer), Lionakis (Architect)

**CONSTRUCTION COST:**  
\$6.5 Million

**SCALE:**  
55,000 SF

**AWARDS:**

2008 SACRAMENTO BUSINESS JOURNAL JUDGE'S CHOICE

2009 UNITED STATES GREEN BUILDING COUNCIL (USGBC) LEED GOLD CERTIFICATION



Occupying three city blocks in the prime Bunker Hill area of downtown Los Angeles, California Plaza is an urban oasis featuring landscaping, fountains and pools, pedestrian bridges, an amphitheater, restaurant

and shops and the historic Angels' Flight funicular railway. The Plaza connects the downtown Omni Hotel and Museum of Contemporary Art with two high-rise office buildings, and rests over a multilevel parking garage.

## California Plaza

**LOCATION:**  
Los Angeles, CA

**YEAR:**  
1991

**CLIENT:**  
Arthur Erickson Architect  
AC Martin Partners

**CONSTRUCTION COST:**  
\$160 Million

**AWARDS:**

2010 TRUSTEES AWARD FOR EXCELLENCE IN HISTORIC PRESERVATION

2010 PRESERVATION TECHNOLOGY CATEGORY, CALIFORNIA PRESERVATION FOUNDATION

2010 STRUCTURAL ENGINEERS ASSOCIATION OF CALIFORNIA, AWARD OF EXCELLENCE RETROFIT



California Plaza is a mixed-use office/retail/entertainment complex constructed on a steep hillside atop Bunker Hill downtown Los Angeles. MHI performed preliminary design of the two office towers, which feature steel perimeter

tube frames and final design for the Plaza, featuring fountains, reflecting pools, an outdoor amphitheater, bridge and funicular railway, subterranean parking structure and the adjacent Museum of Contemporary Art.

## California Plaza Phase I & II

**LOCATION:**  
Los Angeles, CA

**CLIENT:**  
Arthur Erickson

**STORIES:**  
Tower 1, 42; Tower 2, 54



The headquarters of “Diesel,” the famous Italian fashion brand, is a net-zero energy project. The complex is designed to create a meeting of urban and rural environments and includes an office building, data processing center, infrastructure facilities, kindergarden, fitness center, warehouses, vegetable patches, gardens, restaurant, auditorium and detached houses. The campus is designed to provide a functional and inspirational working space that accommodates employees, pedestrians, vehicles, visitors and

customers. The design required complex studies and the engineering of suspended slabs, inclined columns and wide span slabs with anti-seismic design criteria. Our scope included complete detailed structural design calculations and drawings, bill of quantities, technical specifications and the overall site construction management of the structural works. This included site supervision activities during the construction, quality check of the structural materials and load testing on site.

## Diesel Headquarters

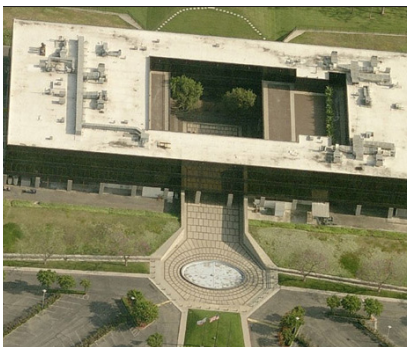
**LOCATION:**  
Breganze, Italy

**YEAR:**  
2010

**CLIENT:**  
Diesel S.P.A., Jacobs Italia, Studio Ricatti

**CONSTRUCTION COST:**  
160.000.000 €  
(\$196 Million)

**SCALE:**  
64.350 square meters  
(69,2657 square feet)



## Abraxis BioScience

**LOCATION:**  
Costa Mesa, CA

**YEAR:**  
2009

**CLIENT:**  
LCS Constructors

**COST:**  
\$1.2 Million

**SCALE:**  
175,000 SF

This three-story office building retrofit in Orange County features 44 NASA-grade shock absorbers. Without this innovative technology, it would not be financially feasible to seismically strengthen this circa 1969, steel and concrete building. Miyamoto determined that fluid viscous dampers, which NASA and the U.S. military use to dissipate seismic energy, can

also be deployed in civilian building projects. Miyamoto engineers successfully implemented this high performance technology into the office building, significantly improving performance during a seismic event. Thirty six-inch cylinder-like dampers were strategically installed at the second and third floors.





This six-story office building serves as the World Headquarters for the Golden 1 Credit Union. The seismic resisting system consists of steel special moment resisting frames, using slotted beam-web technology. The exterior skin includes precast panels, window

glazing and curtain wall systems. Notable features include a two-story, 30 feet arcade and two rooftop monument sign structures, the largest of which stands 28 feet above the roof, reaching 114 feet into the sky.

## Golden 1 Credit Union

**LOCATION:**  
Sacramento, CA

**YEAR:**  
2006

**CLIENT:**  
Ware Malcomb, McCarthy

**CONSTRUCTION COST:**  
\$30 Million

**SCALE:**  
200,000 SF

### AWARDS

2008 BEST LOW-RISE OFFICE BUILDING, PRECAST/  
PRESTRESSED CONCRETE INSTITUTE

2006 BEST OF 2006 NORTHERN  
CALIFORNIA OFFICE, CALIFORNIA CONSTRUCTION  
MAGAZINE



## Folsom Corporate Center (Lot 8)

**LOCATION:**  
Folsom, CA

**YEAR:**  
2006

**CLIENT:**  
Perkins Williams Cotterill

**CONSTRUCTION COST:**  
\$10 Million

**SCALE:**  
88,000 SF

Miyamoto provided design for construction of the “Waste Connections” office headquarters in Folsom. This building is a three-story, non-bearing, tilt-up concrete structure used for Class A office space. The second and third floors are constructed with concrete fill over metal deck supported by steel wide flange beams. This composite floor

framing system was used in order to control floor vibration due to walking and mechanical systems. The roof framing was constructed of metal deck and wide flange steel beams, which is a more robust system in comparison to wood, which could creep and sag over time. These two structural systems will help in preservation for longevity of the structure.



## Summit Oaks

**LOCATION:**  
Santa Clarita, CA

**YEAR:**  
2008

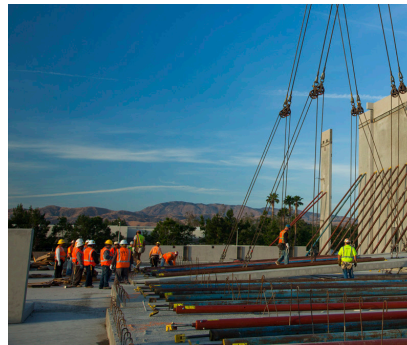
**CLIENT:**  
Ware Malcomb Architects  
Parker Properties Development

**CONSTRUCTION COST:**  
\$21 Million

**SCALE:**  
145,000 SF

Miyamoto provided structural engineering services for this five-story, Class-A, 145,000 square foot, steel-framed building. Located in the Valencia Gateway, it is one of Los Angeles County's most desirable master-planned developments. The Valencia Gateway is a consortium of business, technology and industry comprised of 1,430 companies and 45,000 employees. Summit Oaks

is visible from the 5 freeway, and positioned at the entry of Newhall Ranch, a master planned community of 21,000 homes. The facility uses slotted-web steel moment connections in its lateral force resisting system to reduce overall steel tonnage while improving building performance. The building features 28,000 square foot floor plates, first-class common areas, plenty of light and natural finishes.



This 1,013,460 square foot, LEED-Silver facility was originally planned as a speculative single- or multi-tenant industrial building. Prior to groundbreaking, a full-building tenant expressed interest in acquiring this planned Class A property. The design and construction of the

facility incorporates a layout that suits the requirements of the firm purchasing the property upon its completion. Redlands Logistics Center is strategically positioned on a 50.54-acre site, just one-half mile from Interstate 10, providing direct access to and from West Coast ports.

## Redlands Logistic Center

LEED Silver®

**LOCATION:**  
Redlands, CA

**YEAR:**  
2015

**CLIENT:**  
McShane Construction Company

**SCALE:**  
1,013,331 SF



## Rubbercraft Headquarters

**LOCATION:**  
Long Beach, CA

**YEAR:**  
2012

**CLIENT:**  
Overton Moore Properties

**CONSTRUCTION COST:**  
\$6 Million

**SCALE:**  
136,000 SF

Miyamoto served the Design-Build team as the structural engineer responsible for structural design of all components of the new warehouse/distribution facility to fill the growing needs and requirements of increasingly sophisticated local and regional distributors. The project consists of a new single-multi-tenant industrial speculative facility located on a 7-acre site. The existing structure

on the site was demolished and was redeveloped into a Distribution warehouse complete with corporate and engineering administrative offices, labs, manufacturing facilities and warehouse distribution. The facility includes storage room, staging area, communication room, multi-purpose room, conference room, men and women restrooms, janitor area and kitchen area.



## Numonyx Headquarters (Lot 3A)

**LOCATION:**  
Folsom, CA

**YEAR:**  
2009

**CLIENT:**  
Perkins Williams Cotterill Architects

**CONSTRUCTION COST:**  
\$4 Million

**SCALE:**  
42,000 SF

Miyamoto provided structural shell design and tenant improvements to this existing building to provide a functional headquarters to Numonyx (founded by Intel Corporation), a semiconductor company that provides memory for a variety of micro-chip devices for cell phones, MP3 players and high-tech equipment. The space is a two-story high concrete tilt-up building which includes office space and testing facilities. Part of our role was to design the structure with the

functionality needed while staying in harmony with the existing building, all within a challenging timeframe. We also worked with City of Folsom on incremental reviews to expedite and keep the project on track and to provide a functional, cost effective structure that met the needs of the client. The client was able to move in on schedule with a fully operational space. This project was developed under a design-build agreement.



Healy Brothers Building is a three-story unreinforced masonry building (URM) built in 1908 by the Healy brothers for use as a hardware store. After the January 2010 Eureka earthquake, the east parapet collapsed and fell on the adjacent building, crushing some cars below. Luckily nobody was hurt, but the building was slated for demolition. Kramer Properties bought the building and engaged Miyamoto to design a complete seismic rehabilitation.

When it reopened in September 2012, the building's new tenants included the Siren's Song Tavern and the Alternative Building Center, among other businesses, including an art studio and law offices on second floor and an accounting office on third floor. Miyamoto International's complete rehabilitation began with a seismic damage assessment and stabilization design.

## Healy Brothers Building

**LOCATION:**  
Eureka, CA

**YEAR:**  
2012

**CLIENT**  
Kramer Investment Corporation

**CONSTRUCTION COST:**  
\$2.2 Million

**SCALE:**  
1,839 Square Meters  
19,800 SF



## Professional Building Office Space, Seismic Rehabilitation

**LOCATION:**  
Eureka, CA

**YEAR:**  
2003

**CLIENT:**  
Kramer Properties

**SCALE:**  
42,700 SF

**PROJECT DELIVERY:**  
Design-Build

Built in 1917, the Professional Building stands as one of the largest buildings in downtown Eureka. Located in an earthquake vulnerable area with poor soil conditions, this unreinforced masonry building was in need of a seismic rehabilitation. Using performance-based engineering, the existing interior steel gravity frames were augmented with new slotted bolted friction dampers, adding

lateral stiffness and seismic energy dissipation. Using readily available materials for design of the friction dampers allowed construction of the newly rehabilitated mixed-use facility to be completed on time and within budget. Architectural features addressed included the refurbishment of the rooftop cornice and main entrance columns.





## Rocklin Commerce Center

**LOCATION:**  
Rocklin, CA

**YEAR:**  
2006

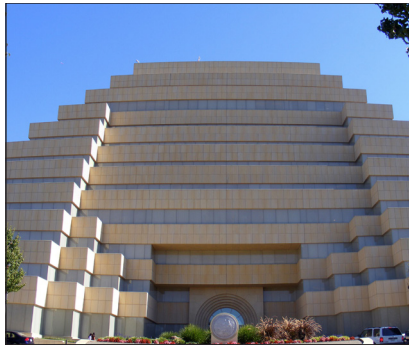
**CLIENT:**  
Perkins Williams Cotterill

**CONSTRUCTION COST:**  
\$21 Million

**SCALE:**  
180,000 SF

Miyamoto International provided design services for these professional offices at Rocklin Commerce Center. The structures are single-story wood

framed and two and three story tilt-up. Offices behind are single-story wood framed retail buildings.



This 11-story, pyramid-shaped mission-critical building is the Headquarters of the Department of General Services and became one of the first buildings in the United States to use seismic dampers. The structural system uses steel special moment resisting frames with fluid viscous dampers (FVD) to offer an elastic response to earthquakes and to avoid business disruption after earthquakes.

This structural system reduces displacements experienced by the building and its contents by reducing floor accelerations experienced by structural and non-structural components. The Ziggurat combines state-of-the-art engineering technology and a unique design resulted in an award-winning structure that is an icon of the Sacramento skyline.

## The Ziggurat California Department of General Services Headquarters

**LOCATION:**  
West Sacramento, CA

**YEAR:**  
1998

**CLIENT:**  
EM Kado and Associates

**CONSTRUCTION COST:**  
\$60 Million

**SCALE:**  
450,000 SF

**AWARDS:**  
1999 STRUCTURAL ENGINEERING  
EXCELLENCE AWARD, SEAOC  
1998 OUTSTANDING CIVIL ACHIEVEMENT  
AWARD IN BUILDING DESIGN,  
AMERICAN SOCIETY OF CIVIL ENGINEERS



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