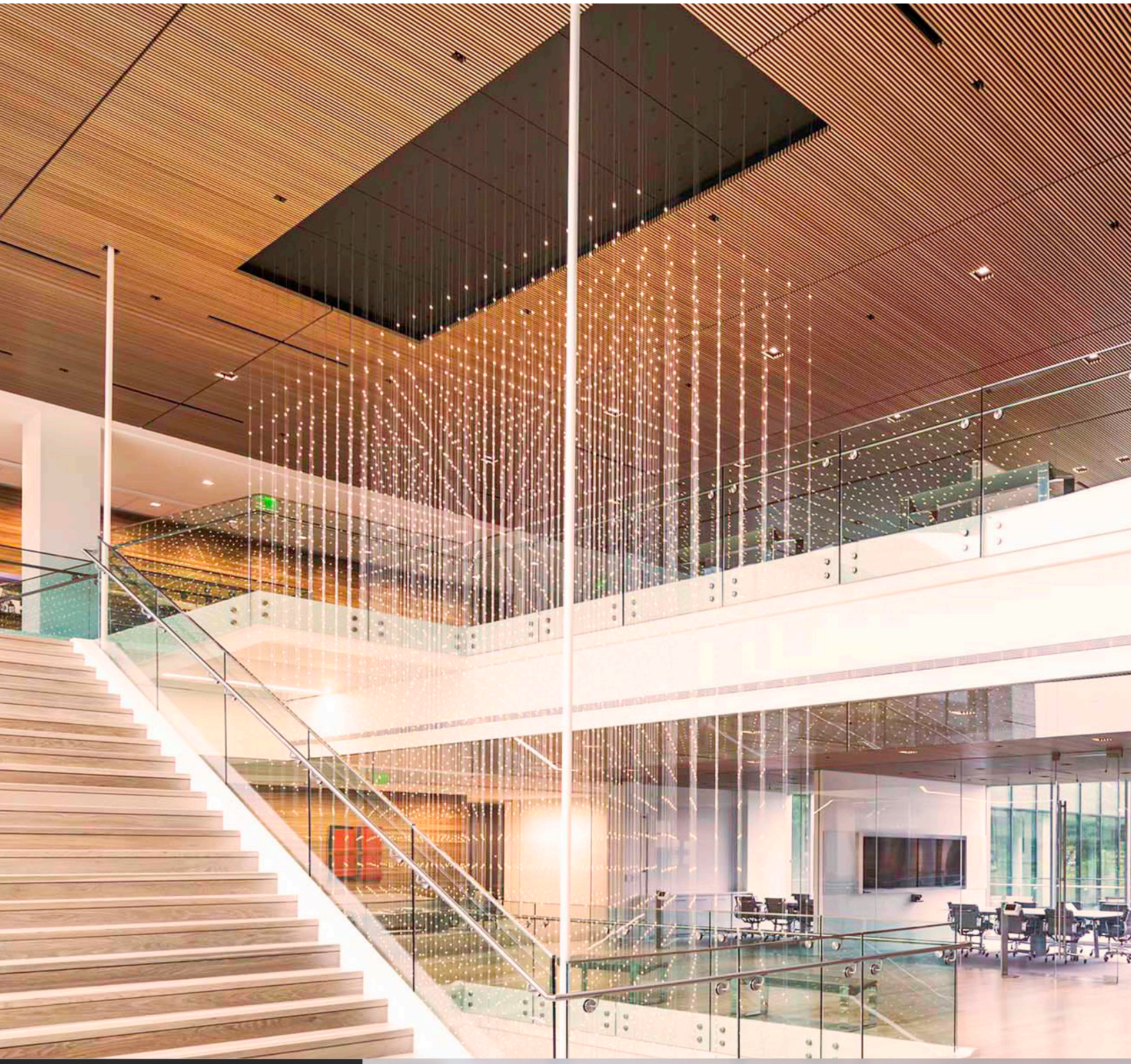
DIVISION 9 ENGINEERED-TO-ORDER WOOD CEILINGS

9wood.com



CASE STUDY

IMPRESSIVE ON ALL LEVELS

HILLWOOD OFFICES AT TURTLE CREEK | DALLAS, TEXAS

9Wood's Wood Grille Ceilings at the Hillwood Offices Are Massive—10,576 Square Feet

A top real estate developer's new headquarters office building features white oak veneered, wood grille ceilings in the reception area, dining area, boardroom and second and third floor conference rooms.

Mithun, Seattle, designed the interior spaces for the Perot Family and Hillwood Development Company's new offices at Turtle Creek, Dallas. 9Wood manufactured the wood grille ceilings. The building's signature space, the dining area, features 150 wood grille panels that give the ceiling a distinctive look.

COMPLEXITY AND SQUARE FOOTAGE

BakerTriangle, Dallas, installed 1,055 individual wood grille panels. Here were the challenges.

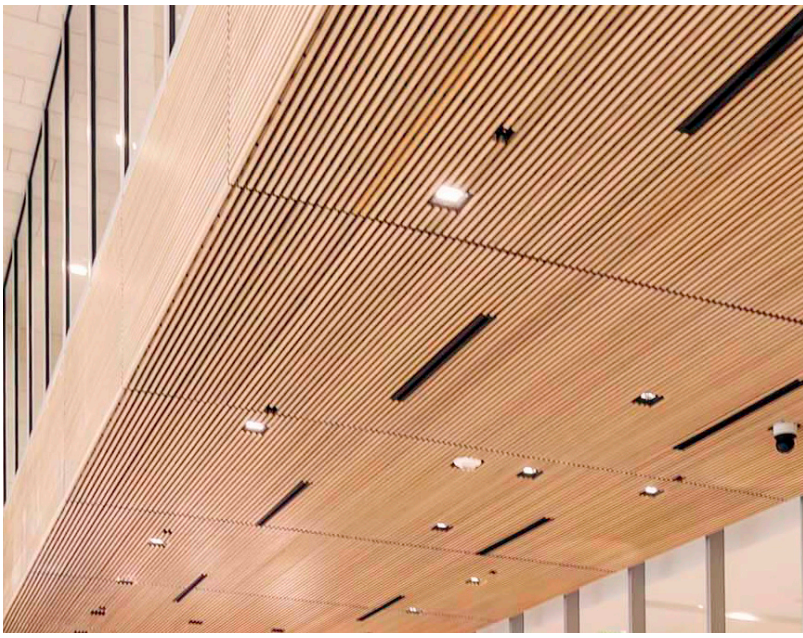
1. Ceiling complexity. The office's signature ceiling—a 3,206-square-foot, single elevation installation in the dining area—features 150 individual wood grille panels and seven specially designed access panels. The ceiling's varying blade depths and spacings create a special look and required precise installation.

"It was like assembling a giant jigsaw puzzle," said Johnny Barnes, BakerTriangle Dallas Division president.

Coordination with other trades was key. The BakerTriangle crews would install several panels and then hand off the space to the electrician to install light fixtures.

Then, BakerTriangle crews continued with more panel installations.

The BIM process helped resolve all potential conflicts. In the end, the only "interruptions" in this 3,206-square-foot wood grille ceiling were intended for aesthetic reasons.



The building features 1,055 wood grille panels that integrate with 106 can lights, 46 slot diffusers, 76 fire sprinklers, 10 fire alarms, and 4 cameras.

The blade depths range from 2 to 4 inches, their lengths vary, and the blades are staggered. "I've never seen a ceiling like it," says the manufacturer's rep.

2. BIM. The ceiling contractor met with the design team a year and a half before construction began. "We wanted to be preemptive," said William Tang, BIM specialist at BakerTriangle. "We had lots of tight spots and tough integrations."

Using BIM, the specialist identified conflicts wth the MEP systems. The ceiling model was detailed enough to show the blade sizes and locations within the grids to provide proper spacing. Weekly BIM coordination meetings took place on site and online through video conferencing.

"If we hadn't put the work into modeling the ceiling, it wouldn't have come out as nice," said Mathew Clark, project manager at BakerTriangle.

3. Change requests. The owner wanted access panels added to second and third floor ceilings. But how? Wood panels are heavy. These have dowels and tall slats. The ceiling crews couldn't just cut out panels and piano hinge them in place.

"We did some engineering we've never done before," Clark said.

BakerTriangle decided to use torsion springs and butterfly brackets to enable a single person to open and close the 2′ by 2′ panels.

Project
Hillwood Offices at Turtle Creek, Dallas, Texas

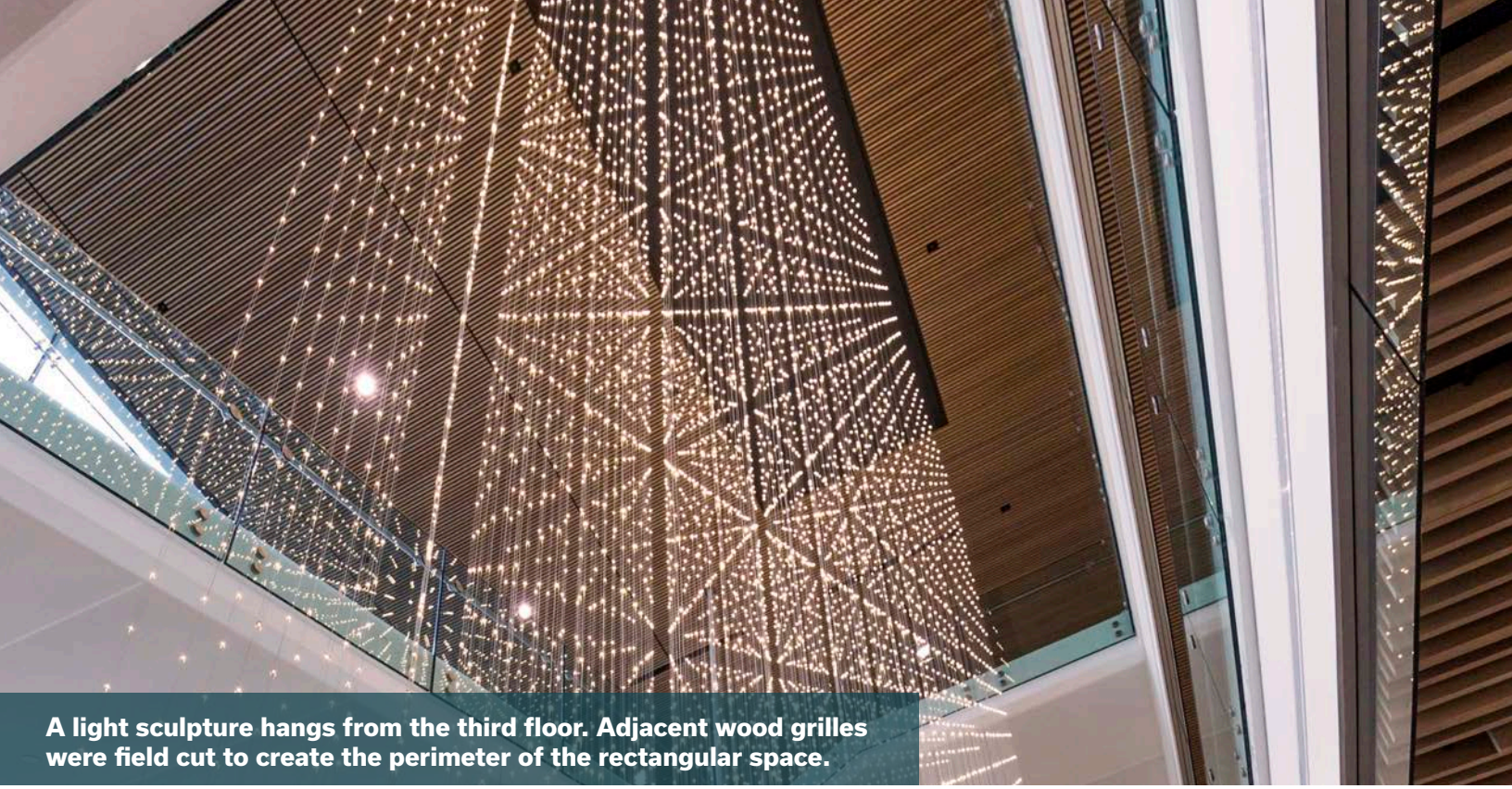
Design Architect
Mithun, Seattle, Washington

Architect of Record
BOKA Powell, Dallas, Texas

Ceiling Contractor
BakerTriangle, Dallas, Texas

Ceiling System
10,576 sq.ft. crosspiece backer/ dowel wood grille ceilings from 9Wood

"IT WAS LIKE ASSEMBLING A GIANT JIGSAW PUZZLE," SAID JOHNNY BARNES, BAKERTRIANGLE DALLAS DIVISION PRESIDENT.



A light sculpture hangs from the third floor. Adjacent wood grilles were field cut to create the perimeter of the rectangular space.

4. Lots of square footage. The project featured 50 unique panel types and 1,055 total panels. BakerTriangle installed 10,576 sq.ft. of ceilings in two months using a crew size of eight.

MASSIVE LIGHT SCULPTURE

One challenge came when a light sculpture was added to the building's atrium. To install the sculpture, dance floor scaffolding had to be removed, which hindered the ceiling contractor's work on the upper floors. But despite challenges, the project has garnered lots of attention.

"This job is impressive on all levels," said Clark.

The wood grille panels had 12 to 15 blades of varying depths and spacings. The ceiling contractor installed each panel in proper sequence like a jigsaw puzzle.

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Photos by Becky Heath