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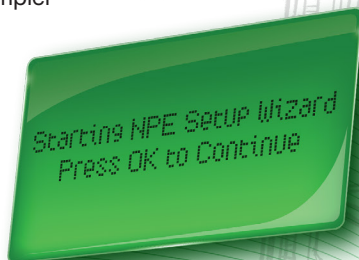
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COVER PHOTO:  
Seamus Payne

retrofit



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## Stay up to date

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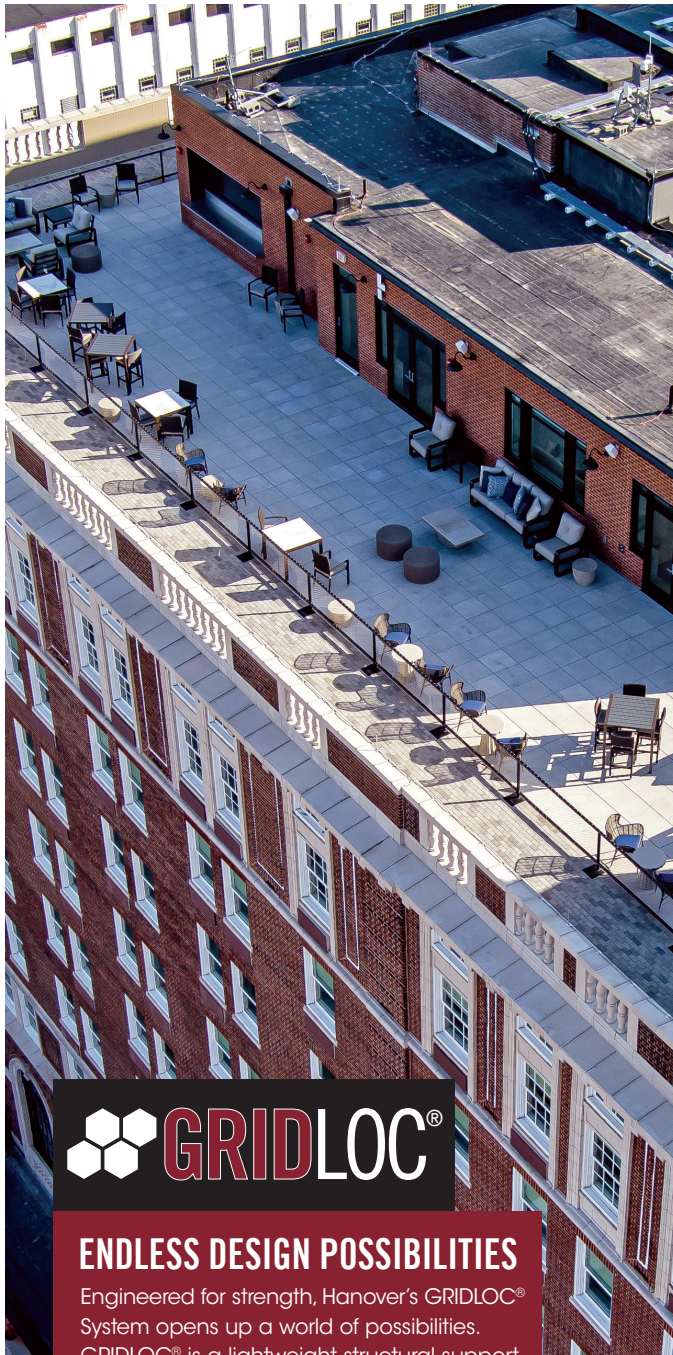
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## Changing with the Times

I had a sobering Google Meet recently. During the conversation, I felt a little like Rip Van Winkle, the man from Washington Irving's 1819 short story, who awakes to a very different world after sleeping for 20 years.

I wouldn't say I've exactly been asleep these past 24 years while writing and editing for trade publications. I think, instead, I've been lying to myself in recent years that people will return to picking up magazines when they are so fatigued from being bombarded by digital newsletters, feeds, social media, etc. However, the Google Meet made me realize nobody is going to turn away from the internet anytime soon. We are completely addicted to an endless stream of content and must be entertained at all times.

Don't get me wrong: I still think there's a place for real, live, hard-copy magazines. **retrofit** can tell beautiful stories with inspiring photos laid out in appealing ways on paper you want to touch. There's something calming about flipping a page versus scrolling through a feed. Magazines are tangible. You can share an issue you enjoyed with a colleague, and you can tear out a page and tack it to your bulletin board to remind you of a solution or product for your next project.

Meanwhile, the internet is casual, more personable, less polished, less professional. I now realize, after that Google Meet, I must provide content on our websites that is different from the content in the magazines; our web content should be less formal and more entertaining.

I struggled with that concept but then I thought about the way I engage with the internet. I'm clicking on articles with salacious headlines, even if they're grammatically incorrect. I've noticed there is very little to no editing of many articles. There often are extra words that don't belong, spelling errors and punctuation mistakes. Because we all continue to click, this casual, poorly written content is quickly becoming the new normal.

I am coming around to the idea that people interact with the internet very differently than they do with a real, live, hard-copy magazine. In the coming weeks and months, you'll find our website content becoming more personable and more dynamic. I'm going to make these monumental changes slowly to avoid jarring you (and me!) too much. Please send me a note at [christina@retrofitmagazine.com](mailto:christina@retrofitmagazine.com) and let me know what you'd like to see more—and less—of online. I need your help and will appreciate your guidance!

One thing that won't be changing is the level of professionalism our team exudes with **retrofit**. You will not find poor grammar, words that don't belong or spelling errors on anything we produce if I can help it!

**CHRISTINA KOCH**

Associate Publisher/Editorial Director  
**retrofit**

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**retrofit Has Launched a Podcast!**

Just in time for Summer, check out our inaugural podcast about creating sustainable outdoor spaces with Thermory at [retrofitmagazine.com](http://retrofitmagazine.com). Special treat: Christina Koch shares her personal experience with Thermory, which she chose as her own home's decking material.



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**Eric Astrachan**, executive director of the Tile Council of North America Inc., has 47 years' experience in international business with the past 32 years in the ceramic tile industry in manufacturing, installation, research and association management.

Astrachan shares his industry knowledge in "Business", page 16, diving into the state of the North American tile market, including the effects of dumped and subsidized Indian imports.



**Nina Prescott** is an associate at RMI (founded as Rocky Mountain Institute), an independent, non-partisan, non-profit organization working to accelerate the clean-energy transition and improve lives.

Within RMI's Carbon-Free Buildings Program, Prescott's work centers around health and air-quality benefits of building electrification with a specific focus on IAQ guidance and policy in the U.S. As such, she writes about IAQ as an overlooked national health issue that can inform health-protective strategies in the building sector in "Business", page 28.



**Teresa Campbell**, AIA, RID, LEED AP, WELL AP, is studio practice leader, Health, and a partner at HKS. **Keith Lashley**, AIA, is a principal and architect at HKS. The pair explain in our "Cover Story", page 34, how four new floors were intricately added on top of the existing four floors at Joe DiMaggio Children's Hospital, a tertiary care facility, in Hollywood, Fla. The project required intense coordination between the design and construction team and hospital leadership and staff.



**Alex Stuart** is a project manager at RNGD, a New Orleans-based general contractor. Stuart has worked on several nationally recognized historic renovation and adaptive-reuse projects, including The Carrollton senior living community, which

he writes about in "Transformation", page 50. The \$28.5 million renovation restored an 1855 Greek Revival courthouse building for the senior living community's social spaces.



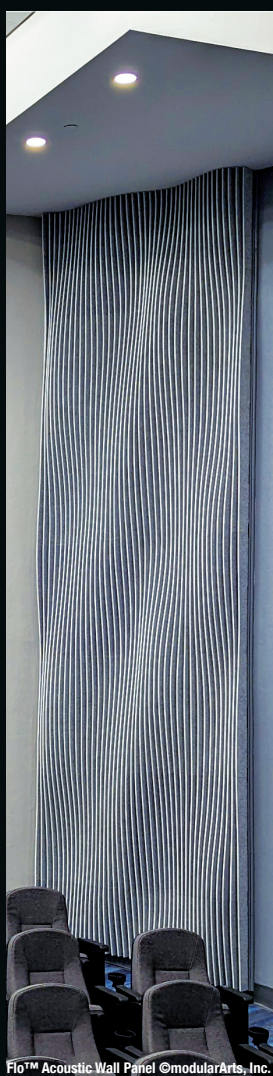
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# Choose Tile Wisely

## U.S. Ceramic Tile Market Faces Challenges Amid Housing Slump and Surge in Indian Imports

By Eric Astrachan

**T**he U.S. ceramic tile market contracted for the second straight year in 2023 as the U.S. housing market, with which it is closely linked, continued to struggle because of high mortgage rates, inflation and labor shortages.

According to the U.S. Census Bureau, single-family new home starts, which comprised 66.8 percent of total 2023 home starts, fell 6.0 percent from the prior year to 944,500 units. Multifamily starts were down 14.4 percent from 2022 to 468,600 units.

Based on figures from the U.S. Department of

Commerce and Tile Council of North America (TCNA) Inc., total U.S. ceramic tile consumption in 2023 was 2.85 billion square feet, down 7.3 percent from the previous year. By value, total U.S. ceramic tile consumption was \$4.06 billion, down 8.1 percent from 2022.

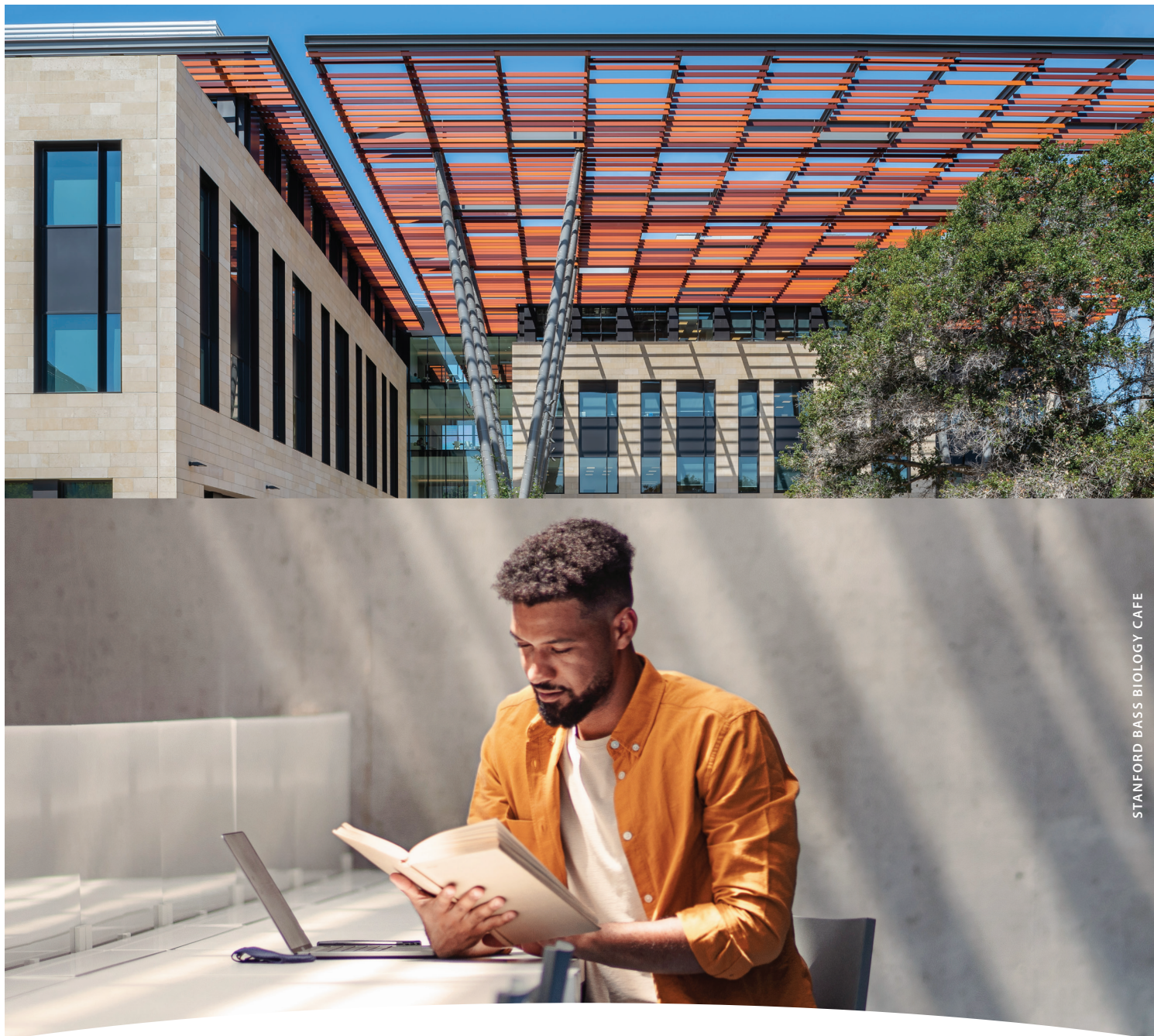
While many of the largest tile exporters to the U.S. experienced double-digit year-over-year percentage declines, imports from India soared 42.6 percent by volume (2023 versus 2022). This represented an increase

*continues on page 18*



Roca Tile USA's Fulmine XL Slab is inspired by exotic French Saint Laurent marble. The series introduces an exclusive Micro Crystal finish that adds a crystalline glaze, enhancing the shine and depth of the veins. The slabs can be used on a variety of surfaces, including traditional flooring, walls and countertops.





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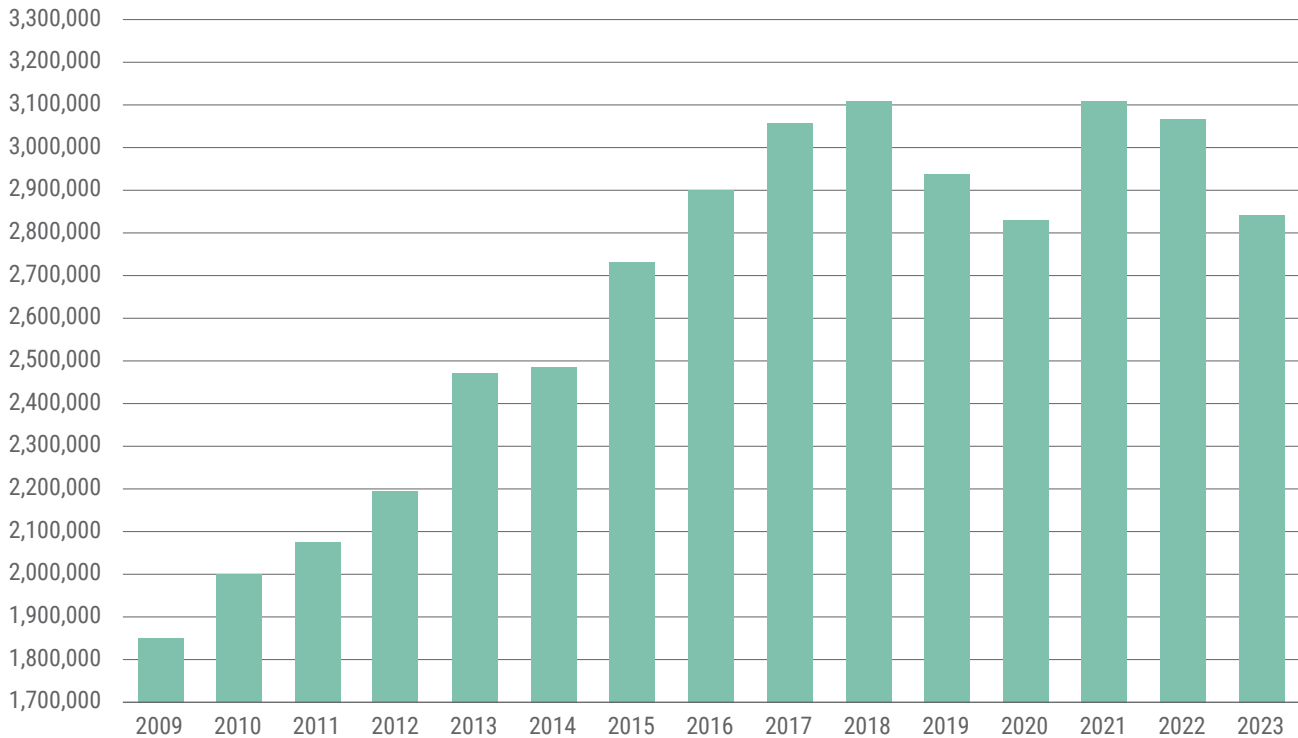


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**Figure 1, Ceramic Tile Consumption  
(in thousands of square feet)**



of 120.9 million square feet of Indian tile imported versus 2022. With a 20.3 percent share of U.S. imports, India became the largest exporter to the U.S. on a volume basis for the first time, replacing Spain, which had held the top spot since 2020.

Spain was the second-largest exporter to the U.S. in 2023, though its volume fell 19.4 percent compared to the previous year. Spanish imports held a 17.4 percent share of 2023 total U.S. imports by volume, down from 19.8 percent in 2022.

Mexico remained the third-largest exporter to the U.S. by volume in 2023 with a 16.7 percent share of total U.S. imports. Imports from Mexico by volume declined 7.8 percent versus 2022.

Although Italy was the fourth-largest exporter to the U.S. in 2023 by volume, its exports to the U.S. were down 20.5 percent versus the prior year. Italy's share of imports fell from 17.3 percent in 2022 to 15.0 percent in 2023, its lowest import share on record.

Brazil replaced Turkey in the fifth spot despite seeing its exports to the U.S. fall 18.6 percent versus 2022.

Brazilian tile made up 9.2 percent of U.S. imports in 2023, down from 10.4 percent the preceding year.

Figure 2, page 20, shows the percent share by volume of U.S. imports for the five countries exporting the most ceramic tile to the U.S.

### 2023 U.S. Ceramic Tile Shipments

According to TCNA, U.S. manufacturers shipped 847.3 million square feet of ceramic tile domestically in 2023, a 4.7 percent decline from the previous year.

By value, 2023 U.S. FOB (free on board) factory sales of domestic shipments were \$1.50 billion, a 1.7 percent increase from the prior year. The per unit value of domestic shipments increased from \$1.66 per square foot in 2022 to \$1.77 per square foot last year.

Domestically produced tiles' share (29.8 percent) of 2023 total U.S. consumption by volume was much higher than the shares of any individual country exporting to the U.S. The next highest shares of total consumption by volume belonged to India (14.2 percent), Spain (12.2 percent) and Mexico (11.8 percent).



### 2023 U.S. Ceramic Tile Exports

The U.S. Department of Commerce reports U.S. ceramic tile exports in 2023 were 51.0 million square feet., a 0.5 percent increase from 2022 and the highest total on record. The vast majority of these exports went to Canada (65.8 percent) and Mexico (19.7 percent). U.S. exports by value in 2023 were \$53.3 million, up 1.4 percent from 2022.

### Tariffs on Dumped and Subsidized Indian Imports

Although the decline in housing starts has been manageable for the domestic tile industry, the surge in ceramic tile imports from India (42.6 percent increase in volume from 2022 to 2023 and a 2,250 percent increase during the last five years) has caused production lines to shut down and shelved industry expansion plans.

On Friday, April 19, the Coalition for Fair Trade in Ceramic Tile, which represents more than 95 percent of all U.S. ceramic tile manufacturing, filed antidumping and countervailing duty trade remedy petitions with the Department of Commerce and the U.S. International Trade Commission. The petitions sought



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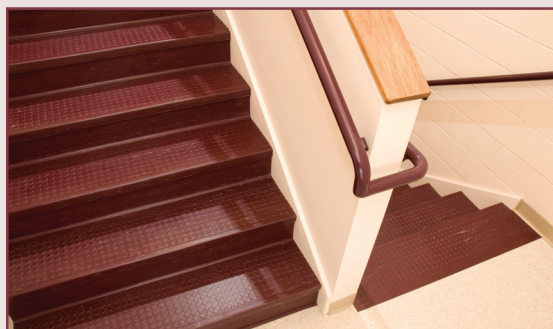
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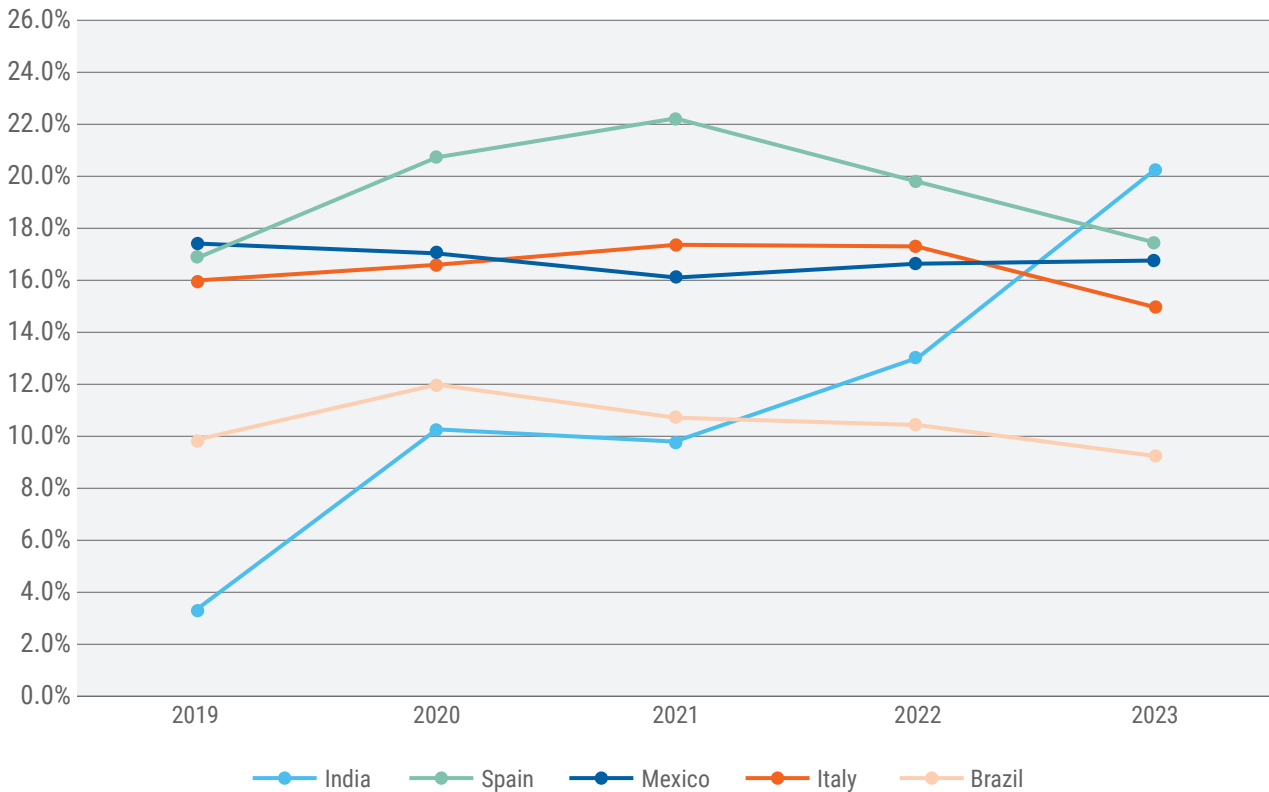
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**Figure 2: Percent Share of Imports by Country (by volume)**



**Our domestic manufacturers had no alternative but to petition the federal government for relief from these unjust trading practices. The vitality of the U.S. industry and the livelihoods of thousands of employees and their families within our member companies depend on it.**

the imposition of substantial tariffs on imports of ceramic tile from India to remedy unfairly low-priced imports that have injured domestic manufacturers and flooded the market with uncertified porcelain tiles.

Dumping, according to the U.S. International Trade Commission, “occurs when a foreign producer sells a product in the United States at a price that is below that producer’s sales price in the country of origin (‘home market’), or at a price that is lower than the cost of production.” Countervailable subsidies occur when foreign governments “provide financial assistance to benefit the production, manufacture, or exportation of goods. Subsidies can take many forms, such as direct cash payments, credits against taxes and loans at terms that do not reflect market conditions.” (Learn more at [enforcement.trade.gov/intro/index.html](https://enforcement.trade.gov/intro/index.html).)

The amount of the trade remedy is determined to offset the difference in price occurring because of dumping and the amount of subsidies the foreign producer is receiving. In this fashion, the trade remedies create fair



competition between companies and countries.

Specifically, in this instance, the tile industry's anti-dumping petition seeks the imposition of tariffs estimated between 408 to 828 percent in response to the ongoing massive and widespread dumping by Indian ceramic tile producers alleged by the U.S. tile industry. The countervailing duty petition seeks the imposition of additional tariffs to remedy the impact of numerous Indian government subsidies—subsidies that have further injured domestic manufacturers.

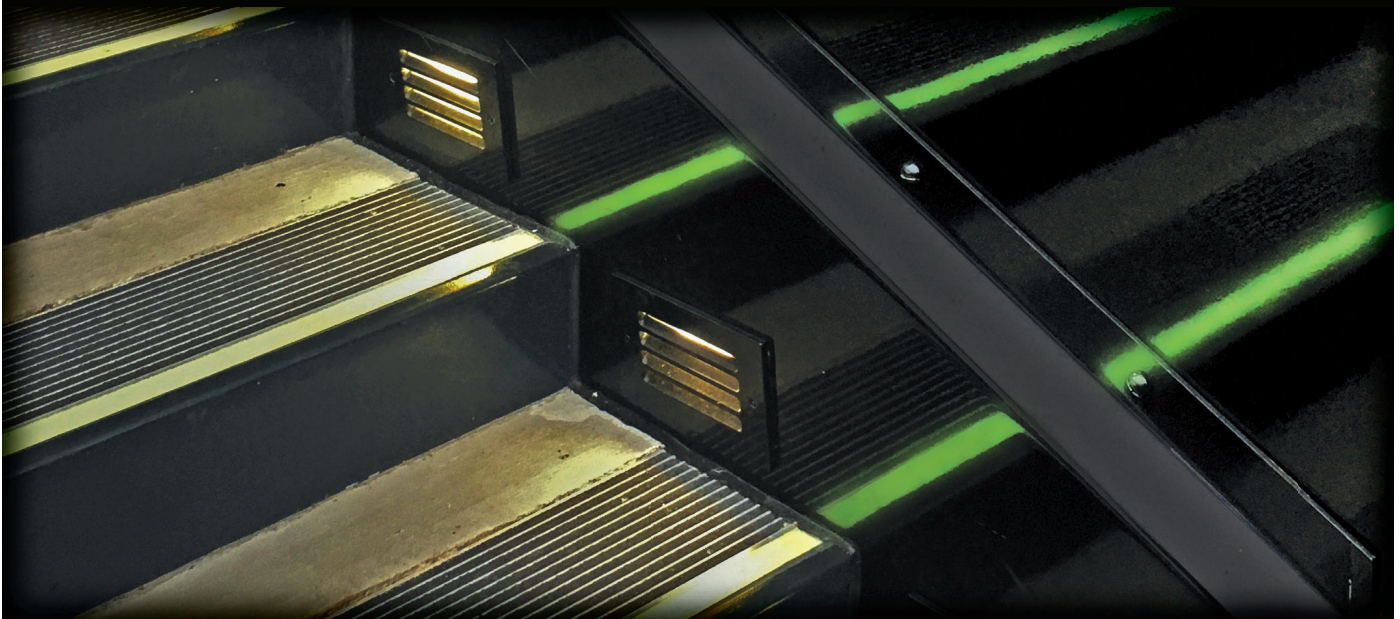
American tile manufacturers always have welcomed fair competition from imports. In fact, U.S. manufacturers have plentiful



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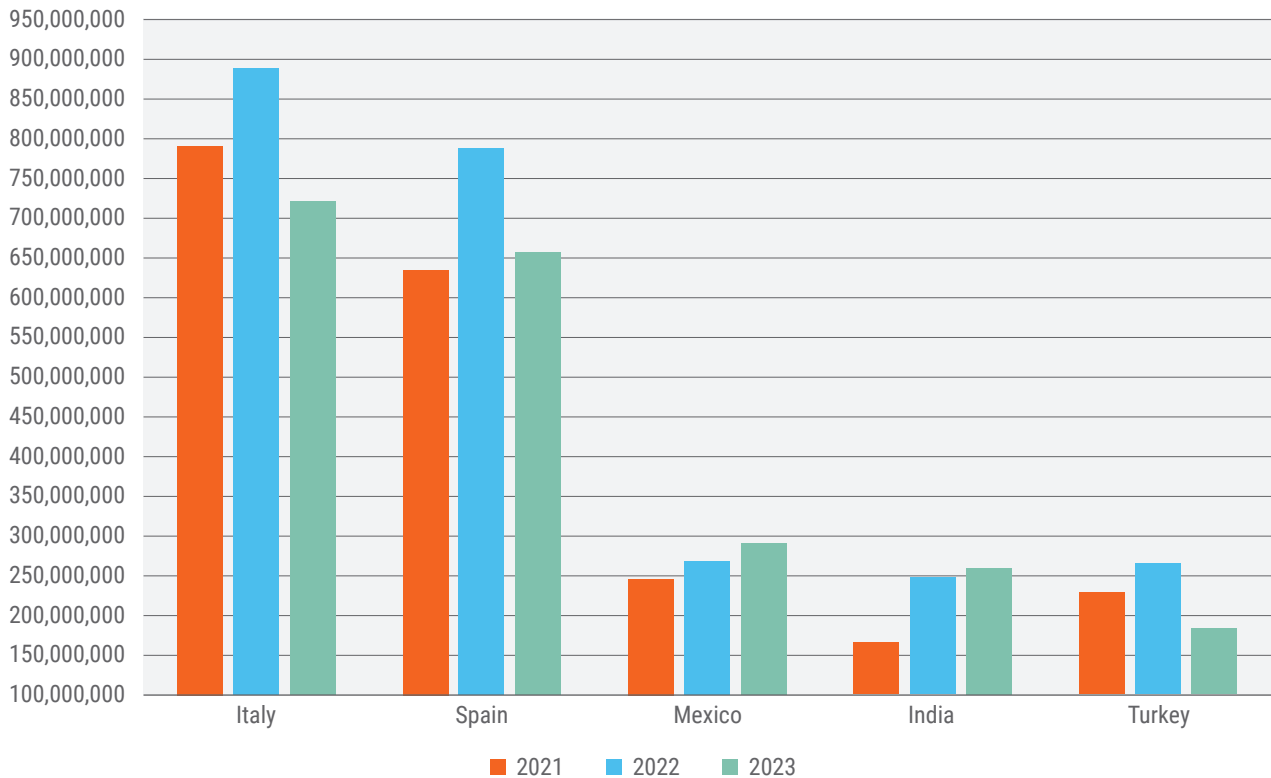
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**Figure 3: Total U.S. Dollar Value of Imports**



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deposits of clay and feldspar, an efficient and well-respected labor force, local community support, state-of-the-art equipment, and affordable energy—so much so that major exporters from Italy, Spain, Brazil, Mexico and China have built facilities in the U.S. from which to compete on a global scale. However, Indian tile producers enjoy substantial government subsidies, which in conjunction with selling excess capacity at dumped prices, has allowed them to flood the U.S. market. During the last 10 years, sales of tile from India have increased from a mere 344,000 square feet in 2013 to nearly 405 million square feet by the end of 2023. Our domestic manufacturers had no alternative but to petition the federal government for relief from



these unjust trading practices. The vitality of the U.S. industry and the livelihoods of thousands of employees and their families within our member companies depend on it.

On May 31, the U.S. International Trade Commission unanimously determined a reasonable indication of material injury or threat of material injury to U.S. tile manufacturers by reason of imports of ceramic tile from India. The Department of Commerce will continue its investigation of imports to better inform all parties of the extent of dumping and Indian government subsidies taking place.

The Department of Commerce reports its preliminary countervailing duty determination on or about July 15 and its preliminary antidumping duty determination on or about Sept. 26, unless the dates are extended due to the complexity of the matter. An extension of approximately 60 days to these dates is possible. A determination of final tariffs will be made at the conclusion of the investigation in the Summer 2025, with such tariffs ap-

plied retroactively to the date of preliminary tariffs and possibly to the date of initiation (April 19, 2024). With substantial domestic tile manufacturing concentrated in Tennessee, with ready access to raw materials and easy transportation of finished products to most of the nation (along with an excellent work force, community support and statewide training initiatives), the outcome of the federal investigation will be crucial in determining not only the future success of existing domestic tile manufacturing and the thousands of good jobs it has created, but also opportunities for further job creation in Tennessee and elsewhere. Texas, Ohio, Oklahoma and Kentucky also enjoy substantial tile manufacturing, and artisanal manufacturers can be found in every state. Let's hope the future tariffs allow that to continue. 

For a list of Tile Council of North America Inc.'s members, visit [tcnatile.com/member-and-product-locator](https://tcnatile.com/member-and-product-locator).



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[www.ragnousa.com](http://www.ragnousa.com)



### Carbon-neutral Tile Celebrates the Earth's Beauty

MILEstone has introduced the 4Earth collection, inspired by the natural wonders of the Earth. Each carbon-neutral tile in the 4Earth collection measures 3 by 12 inches, offering a versatile canvas to transform any space with its glossy surface and wave-like texture. 4Earth is available in six colors: Desert, Forest, Glacier, Moon, Ocean and Sky. Whether you're creating a tranquil oasis in a home or designing a sophisticated retreat in a commercial space, 4Earth tiles tell a story of the wonders that surround us.

[www.milestonetiles.com/en/collection/4earth/#panoramica](http://www.milestonetiles.com/en/collection/4earth/#panoramica)



### Extra-large Slabs Are Inspired by Brazilian Quartzite

Roca Tile USA Inc. has made available its Patagonia Series, which is inspired by the unique and exotic Patagonia Quartzite from Brazil. Known for its translucent crystals, white zones, golden veins and black spots, ROCA ensures this series stands out for its scenic beauty and graphic effects, leveraging Mineral Lab technology to enhance the natural appearance with precise mineral applications. The 48- by 98-inch slabs offer versatility for use on floors; walls; countertops; and architectural elements, like fireplaces and panels, emphasizing natural aesthetics and innovative design.

[www.rocatileusa.com](http://www.rocatileusa.com)





Gray Polished

## Porcelain Tile Fuses Nature with Innovation

Atlas Concorde USA has unveiled the Beyond Calacatta collection, which embodies a balanced marble with a surface adorned with angular, wispy veining and a background with movement and depth. Atlas Concorde USA's interpretation of this marble unfolds in five colors, including the foundational black that inspired the collection, an elegant warm gray and three variations of whites. The collection demonstrates dedication to capturing the intricate veins and background of Calacatta marble in an original color palette. Beyond Calacatta tiles are available in two standard sizes—12 by 24 inches and 24 by 28 inches—two finishes, mosaics and a new 3D Etch wall tile, which designers can use to add complexity and visual depth to a surface. To meet demand for personalization, the manufacturer offers a Cut-To-Order service, which gives customers the opportunity to custom design and custom-cut field tile sizes and shapes to spec.

[www.atlasconcordeusa.com/en](http://www.atlasconcordeusa.com/en)

## Mosaic Collection Pays Homage to Italian Lineage

New Ravenna has introduced the San Marco collection, in homage to the Italian lineage of New Ravenna and the enchantment of Venice. Drawing inspiration from the characteristics of the Lagoon

city, Jacquelyn Bizzotto designed 10 patterns that capture the artisanal elements synonymous with Venice. The material selections in San Marco embrace the functional luxury of marble, quartzite, limestone, travertine, Glazed Basalto and Basalto Orvieto, with each tessera carefully honed or polished to create a textured patina. The resplendent shimmer of Venice is reflected in the use of 24k gold glazed Aurum. New Ravenna's mosaics can be installed on walls and floors indoors and outside. The company practices Quick Response Manufacturing, a strategy to cut lead times in all phases of manufacturing and office operations.

[www.newravenna.com](http://www.newravenna.com)



CATERINA



## Porcelain Tile Evokes Belgium's History

Crossville has released Beljn, a porcelain tile line that evokes the grandiose history of Belgium, where its stone inspiration is found, but is decidedly contemporary in color and sizing. Beljn's five hues range from light to dark and are available in two finishes: unpolished, which features Crossville's FeatherSoft Finish, and a bush-hammered style exterior finish designed for grand scale and high fashion in outdoor spaces. Sizes range from traditional 12 by 24 inches to an expansive 24 by 48 inches.

Square and brick mosaics are available to complement spaces from a commercial shower to a residential backsplash. With a European sensibility featuring white veining, coal lines and even visible fossils, Beljn's old-school styling is modernized in Crossville's American factories with state-of-the-art equipment and craftsmanship.

[www.crossvilleinc.com](http://www.crossvilleinc.com)

## Product Family Achieves Carbon Zero

MAPEI's Carbon Zero family of products is fully carbon-offset throughout the products' entire life cycle. Carbon-offset status is achieved by calculating the product's carbon footprint and reducing it to zero through efficiency measures in-house, as well as the acquisition of certified carbon credits supporting renewable-energy and forestry-protection projects.

[www.mapei.com/us/en-us/about-us/sustainability/zero](http://www.mapei.com/us/en-us/about-us/sustainability/zero)







## ATAS Celebrates Groundbreaking for Building Expansion

On Monday, May 6, 2024, ATAS International held a groundbreaking ceremony for the expansion of their manufacturing facility on Grant Way in Allentown, PA. The existing 65,000 sq. ft. building was constructed in 2005, and the addition will add another 53,000 square feet. This will allow for additional metal forming equipment and employees to support ATAS' continually expanding product line.



ATAS is a family-owned business that went from a siding and trim installer to an industry lead-

ing manufacturer of metal panels for the building envelope, with locations across the United States. Aluminum Trim and Shapes was founded in 1963 by Jacobus "Jack" P. Bus in his home's basement

in Rochester, NY, where he and wife, Nel, and children resided.

The company is now led by the second and third generations, and there were several children representing the fourth generation in attendance at the groundbreaking event.

In the past 61 years, there have been a total of six groundbreakings, including the original manufacturing facility in Rochester, NY in 1972, and then an expansion of that building in 1979; the original manufacturing facility on Snowdrift Road in Allentown, PA in 1984, and then an expansion of that building in 1999; and the original

manufacturing facility on Grant Way in Allentown, PA in 2005, and now an expansion of that building in 2024. The owners of ATAS also have other facilities located in University Park, IL; Morrisville, PA; and Trenton, NJ. From humble beginnings, the company has grown to a total of 645,000 sq. ft. of space with 200 employees.

The existing Grant Way facility has a photovoltaic solar array on the roof and transpired solar collector metal wall panels installed on the south side of the building, making it very energy efficient. ATAS manufactures InSpire panels, which are metal wall panels with precision-lanced micro perforations that create solar air heating. The panel is mounted a few inches from the building's outer wall. Solar heated air at the surface of the panel is drawn through the perforations where it rises between the two walls and enters the building's central ventilation system or supply fan. InSpire is a simple,

economical solution for reducing carbon emissions and energy costs. The existing building has 4,000 sq. ft. of InSpire panels installed on it, in a 70% PVDF

Classic Bronze paint finish, and the performance of those panels results in \$7,152 annual energy savings. The addition to the building will have 4,320 sq. ft. of InSpire HP panels installed on it, with a higher performing selective surface finish, and is expected to generate \$9,026 in energy savings annually.

ATAS is proud to be a "Made in the U.S.A." manufacturer.







# ATAS International, Inc.

Sustainable Solutions For A Better Future



**Private Residence | Harsen's Island, MI**  
**Opaline Reveal** in Classic Bronze  
**Design Wall** in Classic Bronze  
**Architect:** DesignTeam Plus, Inc.  
**Installer:** Elliott Gatteno  
**Distributor:** Oakland Metal Sales, Inc.

## Knowledge. Excellence. Innovation.

This Retrofit Home won 2nd place in the Residential Walls category of the ATAS 2023 Project of the Year competition. This 1969-70 era West Coast shed style home now features ATAS' Opaline Reveal 4.5" vertical siding, in up to 26' lengths. Design Wall 12" flush panels were used as metal soffits, along with custom bent fascia trim. All metal panels and trim are in Classic Bronze.



Allentown, PA | Mesa, AZ | University Park, IL | [www.atas.com](http://www.atas.com) | 800.468.1441





PHOTO: Bethany Legg on Unsplash

# The Invisible Champion

Indoor Air Has the Ability to Protect Health, the Economy and the Climate

By Nina Prescott

**T**he air we breathe indoors can potentially hold invisible, unchecked threats to our health, our wallets and the climate. Indoor air is often more polluted than outdoor air, even more so in buildings that burn fossil fuels. Greenhouse gas emissions from combustion fuels are causing more severe and frequent extreme weather conditions, which may further degrade indoor air quality (IAQ) and introduce new problems to households and businesses, according to the U.S. Environmental Protection Agency.

Despite these risks, IAQ is ill-defined and largely unregulated by federal and most state governments. Adopting IAQ guidelines and policy can transform

health-protective strategies in the building sector that also help move the needle on climate change, including the uptake of well-sequenced, health-conscious building electrification.

## Learn More


This article cites government and organizational findings, as well as research articles and other sources. To read the article with direct links to all references, visit [www.retrofitmagazine.com/indoor-air-has-the-ability-to-protect-health-the-economy-and-the-climate](http://www.retrofitmagazine.com/indoor-air-has-the-ability-to-protect-health-the-economy-and-the-climate).



## Today's Buildings Fall Short on Protecting Health

We spend most of our time indoors. According to the EPA, indoor pollutant levels are often five times higher than outdoor levels. Associated health effects can range from mild irritation to serious chronic illness, in addition to reduced worker productivity and focus. Combustion-fuel use can lead to even more indoor and outdoor pollution; onsite fossil-fuel use in buildings accounts for roughly 10 percent of U.S. greenhouse-gas emissions. Studies show that air in homes with gas stoves can have 50 percent more fine particulate matter and 50 to 400 percent more lung-damaging nitrogen dioxide

**The past year has had the most hazardous air-quality days of the last 25 years, made worse by climate change, according to the American Lung Association's 2024 State of the Air report.**



than homes with electric stoves. Even when properly maintained, research shows that gas stoves can release pollutants associated with cancer and other life-threatening illnesses, including carbon monoxide, formaldehyde, and benzene.

The health risks of indoor pollution are worse for vulnerable populations. Children, the elderly, and those with existing respiratory conditions spend more time indoors and may have higher sensitivity to pollutant exposure. Low socioeconomic households and People of Color face structural and institutional factors that sustain health disparities. In addition to disproportionate health burdens, these communities may live in housing conditions that are smaller, more crowded, older and closer to sources of outdoor pollution.

As IAQ-protective policy is limited, voluntary standards and certification programs from third-party professional organizations currently offer the most expansive IAQ management strategies. However, many reference outdoor air benchmarks that are often less protective of health. Current ventilation standards—

ANSI/ASHRAE Standards 62.1 and 62.2—set a low bar by aiming to achieve minimum acceptable IAQ, rather than a health-protective standard. These standards and programs are not required unless adopted by a standard-setting authority. Further, current controls for sources of indoor pollution are not uniformly enforced. For instance, many state building codes do not require range hoods for gas stoves, despite their impact on indoor pollution.

## IAQ Guidance: Untapped Benefits

Indoor spaces hold massive potential. Avoidable costs of indoor air pollution are estimated by EPA at well over \$100 billion annually, including avoidable deaths from radon and tobacco smoke exposure, productivity losses for businesses and avoidable respiratory illnesses. During the past half-century, the Clean Air Act has cleared 78 percent of outdoor air pollutants with health savings exceeding costs by a ratio of 30 to one. A similar indoor air policy that reduces indoor pollutants could prevent respiratory illness cases, emergency-room visits, school and work absences, and deaths—translating to health savings and lower carbon emissions.

Additionally, considering IAQ in building electrification, design, and upgrades can improve performance and minimize health risks. Properly addressing indoor pollutant sources before tightening the building's envelope can avoid unintended health consequences. Further, pairing electrification with high-efficiency ventilation and filters can save energy, reduce emissions and benefit health. Research modeling weatherization found that tightening the building envelope in isolation increased serious asthma events by 20 percent, but eliminating indoor sources of pollution and repairing ventilation hoods mitigated this effect. Electrifying the gas stove resulted in the highest health cost savings.

## Next Steps to Improve Indoor Air Guidance and Policy

Policymakers, builders, operators and owners need more guidance. Guidelines that include pollutant-level benchmarks are a foundational step that set the ground rules for healthy indoor spaces. Federal agencies, such as EPA, and state agencies, such as health departments and air agencies, can set voluntary guidelines. These



aren't a new concept; more than 50 organizations across 38 countries have established guidelines.

Application of IAQ guidelines will require action from policymakers, public-health professionals, building industry members, researchers and the public. Although guidelines are voluntary, they can inform a variety of building practices and policies:

## IAQ is ill-defined and largely unregulated by federal and most state governments.

1. **Building protocols**, such as proactive building inspections or building upgrades, can assess and mitigate indoor air pollution based on guideline limits.
2. **Product safety agencies** can also refer to guidelines to assess pollution from appliances and other indoor products, which may provide more health-protective decisions for consumers.
3. **Voluntary building programs**, such as certifications and ventilation standards, can set health-based ventilation requirements and control or remove pollutant sources based on guidelines. Additionally, these programs can incentivize decarbonization and electrification to further limit indoor pollution.
4. **Regulatory policy** can set mandatory limits on indoor air pollutants based on guidelines through building codes, standards or other policies authorizing indoor air management.
5. Guidelines can also act as an **informational resource** for decisionmakers. Policymakers can refer

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to existing guidelines globally to set federal or state guidelines and other IAQ policies. Guidelines can be used to inform risk-management strategies. Additional decisionmakers may include health professionals, building operators and consumers.

### Now is the Time to Double Down on IAQ

The desire for indoor air guidance is growing, as is the urgency. The past year has had the most hazardous air-quality days of the last 25 years, made worse by climate change, according to the American Lung Association's 2024 State of the Air report.

Meanwhile, indoor air experts have drafted indoor air policy, called for IAQ standards and convened public knowledge-sharing events. Cities and states have taken strides to advance existing IAQ guidelines and propose new indoor air policies. Although indoor air management is complex, guidelines can set a uniform baseline for addressing health-harming pollutants and provide valuable direction for the market. 

### Resources

**RMI Report on IAQ Guidelines:** [rmi.org/the-need-for-us-indoor-air-quality-guidelines](https://rmi.org/the-need-for-us-indoor-air-quality-guidelines)

**EPA Summary on IAQ:** [epa.gov/report-environment/indoor-air-quality](https://epa.gov/report-environment/indoor-air-quality)

**Gas Appliance Pollution's Inequitable Health Impacts:** [rmi.org/wp-content/uploads/2022/02/gas\\_appliance\\_equity\\_factsheet.pdf](https://rmi.org/wp-content/uploads/2022/02/gas_appliance_equity_factsheet.pdf)

**Benefits of Clean Outdoor Air from the U.S. Clean Air Act:** [epa.gov/clean-air-act-overview](https://epa.gov/clean-air-act-overview)

**American Lung Association's 2024 State of the Air Report:** [lung.org/research/sota/key-findings](https://lung.org/research/sota/key-findings)

**Additional Resources (found throughout this article posted online):** [www.retrofitmagazine.com/indoor-air-has-the-ability-to-protect-health-the-economy-and-the-climate](https://www.retrofitmagazine.com/indoor-air-has-the-ability-to-protect-health-the-economy-and-the-climate)



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# Oatey Co. Boasts a More than Century-Long Heritage of Excellence in American-Made Plumbing Products

Since its founding in 1916, U.S.-based manufacturer Oatey Co. has been known for high-quality plumbing products. Today, the company operates a comprehensive manufacturing and distribution network to supply thousands of products for professional builders, contractors, engineers and do-it-yourself consumers around the world.

## Manufacturing Excellence Across the USA

Oatey was established in 1916 by L.R. Oatey in Cleveland, Ohio, with the introduction of the company's first product—a lead roof flashing. In 1958, the company opened a headquarters and manufacturing facility on West 160th Street in Cleveland, where many products are still made today. This dedication to maintaining a strong manufacturing presence in the U.S. underscores Oatey's commitment to supporting local economies and providing jobs to American workers.



Today, the fourth-generation family-owned company is still headquartered in Cleveland, with a robust manufacturing and distribution network across the United States. The company operates five U.S.-based manufacturing facilities, including locations in Cleveland, Ohio; Winchester, N.H.; Omaha, Neb.; Denver, Colo.; and Shakopee, Minn.



## Growth and Expansion Across the Country

Since its humble beginnings, Oatey has grown to manufacture and distribute products across more than a dozen major plumbing product categories. One notable milestone came in 1972 when Oatey began manufacturing solvent cements, a product category in which the company would later become the market leader. Solvent cement is essential for creating secure, leak-proof connections in PVC, CPVC, and ABS piping systems, making the product a staple for residential and commercial plumbing professionals.



Key business acquisitions, including companies like William H. Harvey, Hercules Chemical Company and Kenney Holdings, contributed significantly to the growth of Oatey's portfolio of plumbing products, as well as its U.S.-based manufacturing footprint, over the years. In 1990, Oatey acquired Cherne Industries, a leading manufacturer of pipe plugs for the waterworks and plumbing industries. Cherne's products, all manufactured in the U.S., set the industry standard for pipe plug quality, safety and performance. In March 2021, Cherne moved to a new state-of-the-art manufacturing and distribution facility in Shakopee, Minn. The facility features advanced robotics and automation technology that allows Cherne to manufacture state-of-the-art pipe plugs with enhanced quality, consistency and jobsite safety.



## A Commitment to the Building Trades

In addition to its robust U.S. manufacturing footprint, Oatey is dedicated to growing the pipeline of skilled trades talent across the country, helping ensure the health of the building industry and U.S. communities for generations to come. As part of this commitment, Oatey's initiative The Fix focuses on debunking stereotypes about the skilled trades and educating students, families and communities about the rewarding career opportunities available in the trades. The Fix includes a podcast as well as industry partnerships that support tradespeople, promote education, foster innovation and inspire the next generation of essential professionals.





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PHOTOS: Seamus Payne unless otherwise noted



# Stitch, Weave, Mend

Joe DiMaggio Children's Hospital  
Expansion Creates a Unified,  
Landmark Facility

By Teresa Campbell, AIA,  
RID, LEED AP, WELL AP,  
and Keith Lashley, AIA







The four new floors join seamlessly to the existing hospital structure. Colorful stair towers and an external frame connect the two building forms.

**J**oe DiMaggio Children's Hospital is a tertiary care facility in Hollywood, Fla., that treats everything from common childhood illnesses to the most complex medical conditions. Memorial Healthcare System, a health-care organization that has served south Florida communities since 1953, faced a growing demand for specialized services at the facility. The health system needed to expand the hospital to consolidate its pediatric service lines in one central location.

Global design firm HKS led the intricate expansion project, which involved building four new floors on top of the existing four floors of the fully operational children's hospital. The project features new centers for pediatric cardiac care, rehabilitation and interventional surgery, as well as 92 new patient-care beds and a 7,000-square-foot family-centered support-work-play area on the top floor.

The project consolidated and expanded pediatric services at the hospital; improved the environment of care; and created a unified, landmark facility for Memorial Healthcare System.

### Seamless Connection

Joe DiMaggio Children's Hospital is in a dense urban area. Limitations to adjacent parcels required the project team to expand the hospital vertically. Inheriting a project from a previous architectural firm and adding twice the number of floors had the potential to create a distinct marker between old and new.

But the four new floors join seamlessly to the existing hospital structure. Colorful stair towers and an external frame connect the two building forms. With sensitivity to proportion and scale, the design team fashioned an intervention that blurs the lines of the individual elements and establishes a new whole.



PHOTO: HKS Inc.



The design of the building's exterior pays homage to the hospital's namesake, legendary ballplayer Joe DiMaggio, and references the intricate hand stitching on a baseball. "Stitch, weave, mend" became the project team's refrain to describe how the project stitches two buildings together, interweaves the operational elements of the hospital and creates an envelope for mending lives.

Because the project is a vertical expansion of an existing hospital, the project team had no influence on site planning and had to contend with a building geometry that was already defined. Vertically expanding a hospital on a tight urban site, on top of an operational tertiary care facility for children (and immediately above the existing hospital's oncology department), required intense coordination between the design and construction team and hospital leadership and staff.

The project team had to coordinate specialty details between subcontractors and later review all subcontractors' shop drawings simultaneously to maintain the

aesthetic integrity of the project. In addition, the team needed to ensure product warranties would be maintained and acceptable to every subcontractor whose work interlaced with other subcontractors.

**"Stitch, weave, mend" became the project team's refrain to describe how the project stitches two buildings together, interweaves the operational elements of the hospital and creates an envelope for mending lives.**

The hospital's two stair towers are clad in a pattern of custom-designed 4- by 4-foot silver panels, each with a red, green, orange or blue triangle on the bottom right corner. This color pattern references the colors used on the four floors of the existing hospital.



PHOTO: 3A Composites USA





## Multiphase Project

To enable the existing four levels of the hospital to remain operational during construction, the project team built the structure and exterior envelope of the four new floors before demolishing the existing roof, drains and equipment on level five. The team temporarily rerouted existing fans located on the roof to the perimeter of the building, adding ductwork to allow the fans to vent to the outside of the hospital.

After the new roof was in place, the team began interior construction, starting on level eight and proceeding down to level five. As walls and finishes were nearing completion on the upper levels, project team

members demolished the existing penthouse and roof on level five, then transferred and reconnected mechanical, electrical and plumbing systems to new MEP systems before starting new interior construction. The overall project comprised six phases with subphases (the vertical expansion itself was phase two of the project, which included approximately 12 subphases).

The expansion mainly follows the design of the existing building for a seamless integration. To match the existing window sizes, look and location, the project team used the same curtainwall glass as that used on the existing hospital structure.

Navigating the horizontal “seam” between the new stucco and metal panels and the panels on the existing hospital’s original four floors was a major undertaking. The exterior walls of the addition were made of concrete masonry units and a direct bond plaster system.

The existing walls were not flush; hence, the stucco was not flush. These conditions required builders to remove the existing stucco and conduct remedial work on

*continues on page 40*



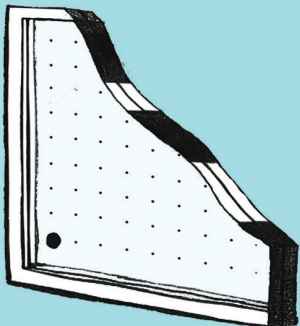
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Archibald Place (left) was able to maintain its existing building appearance while upgrading its monolithic glass to modern IGU performance.



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The expansion mainly follows the design of the existing building for a seamless integration. To match the existing window sizes, look and location, the project team used the same curtainwall glass as that used on the existing hospital structure.

the existing CMU. Remedial work consisted of removing and replacing damaged CMU, filling in wall depressions and removing concrete protrusions. The team also adjusted some concrete beams and columns.

**Vertically expanding a hospital on a tight urban site, on top of an operational tertiary care facility for children (and immediately above the existing hospital's oncology department), required intense coordination between the design and construction team and hospital leadership and staff.**

The existing plaster was replaced as part of a separate project by exterior envelope building enclosure consultant C. B. Goldsmith and Associates Inc. The plaster replacement project was completed at the same time as the expansion project, with the same contractor, Robins & Morton. Completing these projects concurrently allowed for a continuous transition between existing and new materials.

Aligning existing and new design elements, especially mullions, was a challenge during the project. Corner details were particularly difficult to manufacture and install because the existing building conditions were not accurately captured on the as-built drawings.

### **Complex Coordination**

Colored metal panels and glass enliven the exterior design. The hospital's two stair towers are clad in a pattern of custom-designed 4- by 4-foot silver panels, each with a red, green, orange or blue triangle on the bottom right corner. The same colors are featured in colored glass on the north and east façades of the facility. This color pattern references the colors used on the four floors of the existing hospital (level one red, level two green, level three orange and level four blue).




The project team extended both stair towers, adding new stairs over the existing stairs on each of the existing floors. This process was coordinated and completed in phases to allow egress from the existing levels to be operational during construction.

The team followed a similar process with the elevator shafts. They extended the shafts four stories, adding a rated wall inside the existing shafts to separate the elevators. This created an individual shaft for each elevator, allowing the team to replace the cars one at a time, in phases, while the other elevators were still operational.

While construction on the expansion was underway, Memorial Healthcare System extended the project scope to add an exterior patient terrace on level five. Two ramps access the terrace, which includes an enclosure for fall protection. The enclosure is an 8-foot-high curtainwall system over a 4-foot-high curb. The system features glass panels and metal mesh with a custom butterfly graphic.

## Exceptional Care

The vertical bed tower expansion more than doubled the size of Joe DiMaggio Children's Hospital, increasing the facility from 180,000 square feet to nearly 400,000 square feet. The project improves the quality of health-care delivery by consolidating the hospital's critical-care services and providing new surgical capabilities, treatments and amenities.

The expansion project ensures the hospital can treat the most complex and critical conditions, so that children and families in the region do not have to travel far to seek exceptional specialty medical care, especially at a time when being close to home truly matters. 



The project features new centers for pediatric cardiac care, rehabilitation and interventional surgery, as well as 92 new patient-care beds.



PHOTO: Sto Corp.

The existing building's stucco had been installed without properly leveling the building. Once the old stucco was removed, the existing building and new addition were married together seamlessly.

## Retrofit Team

**Architect:** HKS, [www.hksinc.com](http://www.hksinc.com)

**General Contractor:** Robins & Morton, [www.robinsmorton.com](http://www.robinsmorton.com)

**Exterior Envelope Building Enclosure Consultant:**

C. B. Goldsmith and Associates Inc., [www.cbgoldsmith.com](http://www.cbgoldsmith.com)

**Metal Panel Fabricator:** Kistler, [kistlerus.com](http://kistlerus.com)

**Stucco Applicator:** KHS&S Contractors, [www.khss.com](http://www.khss.com)

**MEP Engineer:** TLC Engineering Inc., [www.tlc-engineers.com](http://www.tlc-engineers.com)

**Structural Engineer:** Garcia Mullin Group Structural Engineers, [www.garciamullin.com](http://www.garciamullin.com)

**Low Voltage:** Smith Seckman Reid, [www.ssr-inc.com](http://www.ssr-inc.com)

## Materials

**Metal Wall Panels:** ALUCOBOND PLUS in Sunrise Silver Metallic and Custom Colors from 3A Composites USA, [3acompositesusa.com](http://3acompositesusa.com)

**Stucco:** StoPowerwall ExtraSeal with Sto Crack Defense from Sto Corp., [www.stocorp.com](http://www.stocorp.com)

**Curtainwall:** Crawford Tracey Corp., [www.crawfordtracey.com](http://www.crawfordtracey.com)

**Colored Glass and Vision/Spandrel Glass:** Viracon, [www.viracon.com](http://www.viracon.com)

**Terrace Custom Butterfly Metal Mesh:** GKD Metal Fabrics, [www.gkdmetailfabrics.com](http://www.gkdmetailfabrics.com)

**Roofing:** Siplast, [www.siplast.com](http://www.siplast.com)





PHOTOS: Jody Kivort



# Grand Central Optical, New York

## Retrofit Team

Architect: Belmont Freeman Architects, [belmontfreeman.com](http://belmontfreeman.com)

## Materials

Sited in a long, narrow space, Belmont Freeman Architects (BFA) designed an elegant and refined minimalist interior that stars Grand Central Optical's wide selection of optical frames at a broad range of prices. A key feature of the 960-square-foot store on Madison Avenue in Midtown Manhattan is its 30-foot-long internally lit sales counter.

BFA carried the store's materials palette over from previous Grand Central Optical locations, incorporating key updates to reflect the evolving brand: glass, stainless steel, white plaster and a single accent color (in this location, a soft gray green). The store's trademark eyeglass frames super-graphic is applied to the back-lit frosted glass wall of the store's office, creating a welcoming visual focus at the end of the main sales space.

## The Retrofit

Grand Central Optical is a 100-year-old family-owned and -operated business. Continually focused on quality products and outstanding customer service, the store design reflects these venerable brand traits.

Grand Central Optical's brand has evolved in tandem with BFA's designs for its stores. In 1993, when the firm was commissioned for the first store, Grand Central Terminal and its retail concourse were rundown. The existing Grand Central Optical space had not been renovated in years, largely because Grand Central Terminal was planning a major renovation and not providing long-term leases. The ASID award-winning design of the store's replacement was a radical upgrade for the brand's image. Business grew as a result, and Grand Central Optical's second store in Grand Central Terminal—which replaced the first when they renewed the lease and added more space—resulted in expansion to this second location on Madison Avenue.

"In the early '90s, I decided our existing space needed a total renovation to move forward. I didn't know a lot about architects, so I started going through the Yellow Pages and found Monty Freeman nearby," says Grand Central Optical Owner/Manager Scott Stein. "He was just great, producing excellent work that was within our sharp budget. Because our new store looked so much better, it proved to be my entrée for moving into a higher line of frames, attracting more upscale clientele. He has partnered with us ever since."



# DECISIO Health, Houston

## Retrofit Team

**Architect:** Ware Malcomb, [waremalcomb.com](http://waremalcomb.com)

**Building Owner, Developer:** Griffin Partners, [www.griffinpartners.com](http://www.griffinpartners.com)

**General Contractor:** Crest Construction Group, [www.crestbuilders.net](http://www.crestbuilders.net)

## Materials

DECISIO Health relocated to a new office space designed to enhance employee collaboration. Ware Malcomb provided interior architecture and design and branding services for the 15,000-square-foot interior office renovation.

The office design seamlessly combines functional spaces with elements that evoke a techy, fun, speak-easy feel. A neutral, darker color palette paired with ample natural daylight and a variety of textures creates an engaging space custom-designed to align with the company culture.

Ware Malcomb collaborated closely with DECISIO Health to bring its new office to life. The team addressed the unique challenges of the project, which included the need for a variety of different workspaces;

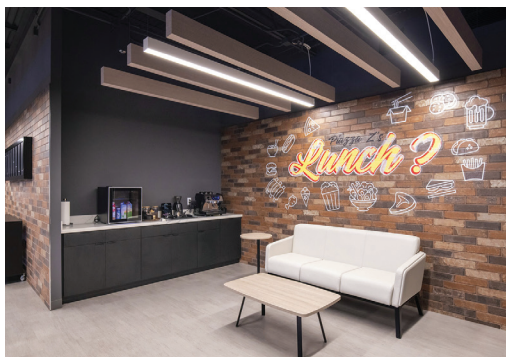
flexible use of square footage; and a high level of acoustic privacy via multiple types of workstations, multi-use space and high-performance acoustic materials.

Notably, Ware Malcomb's in-house Branding Studio played a pivotal role in the successful outcome of the project by providing custom-branded graphics for key spaces within the office. By interpreting the essence of DECISIO Health's brand and integrating it throughout the space, the team successfully captured the company's identity and values.

"DECISIO's new headquarters will allow for seamless employee integration as they continue to scale," says Heather Griffin, director, Interior Architecture & Design at Ware Malcomb.

## The Retrofit

DECISIO Health is a digital health company with a configurable clinical decision support platform designed to aggregate data from electronic health records; in-room medical devices, such as monitors and ventilators; and other sources of patient data to present relevant clinical data of the patients' condition in a set of configurable dashboards.



PHOTOS: Greg Folkins Photography





PHOTOS: Jasper Sanidad, courtesy Rockfon

## Delta Dental, San Francisco and Oakland, Calif.

### Retrofit Team

**Architect and Interior Designer:** Huntsman Architectural Group,  
[www.huntsmanag.com](http://www.huntsmanag.com)

**Additional Interior Designer:** Resource Design Interiors, [rdi-sf.com](http://rdi-sf.com)

**General Contractor:** Skyline Construction,  
[www.skylineconstruction.build](http://www.skylineconstruction.build)

**Ceiling Installer:** Stockham Construction Inc.,  
[stockhamconstruction.com](http://stockhamconstruction.com)

**Ceiling Distributor:** Westside Building Material,  
[www.westsidebmc.com](http://www.westsidebmc.com)

### Materials

The interiors of several floors in the existing urban buildings were renovated in phases to create a contemporary collaborative workspace. To foster collaborative and individual work, the designs for both offices provide energetic social hubs in common areas complemented by more subdued open areas. The design team specified 200,000 square feet of Rockfon Alaska acoustic stone wool ceilings, which have a noise reduction coefficient (NRC) of 0.90, to help establish a comfortable and healthy office environment supporting employee wellbeing and energy-efficient, sustainable design goals.



Rockfon Alaska's sound absorption allows for increased concentration and productivity for quiet work by minimizing disruptive sounds that may carry from the common areas. For collaborative spaces, the high NRC results in better speech intelligibility for employees working in groups.

As part of an energy-efficient daylighting design strategy, the smooth white Rockfon Alaska panels deliver high light reflectance deep within the modern interior. Up to 86 percent of all light is reflected from the ceiling panels. The gentle, diffused light minimizes screen glare and associated eye strain.

Further supporting workers' wellness and indoor air quality, Rockfon's stone wool ceiling panels have earned UL Environment GREENGUARD Gold Certification for low emissions and meet the State of California's Department of Public Health Services Standard Practice for Specification Section 01350 (California Section 01350) for testing chemical emissions. Stone wool also is inherently resistant to fire, water and humidity while not sustaining microorganisms, mildew or mold. The ceiling panels are easy to clean and durable.

For the open and enclosed offices, collaboration and meeting areas, quiet "phone" rooms and other work spaces, Rockfon Alaska ceiling panels were installed in the Chicago Metallic 4000 Temptra 9/16-inch exposed ceiling suspension system. The panels can be conveniently removed to access the plenum and update the HVAC, plumbing, safety and security, electrical and other concealed technological systems that may change throughout the offices' lifespans.

**Stone Wool Ceiling Panels:** Alaska from Rockfon, [www.rockfon.com/products/rockfon-alaska](http://www.rockfon.com/products/rockfon-alaska)

### The Retrofit

To compete in the Bay Area's challenging talent market, Delta Dental implemented a forward-looking workplace concept as an integral part of its revamped brand strategy. The project entailed a shift in real-estate strategy, transforming formerly traditional, conservative workspaces into dynamic, connected and timeless environments. Eliminating hierarchy and promoting openness in the workspace were key drivers in the design. In addition, both office buildings are certified by ENERGY STAR and LEED.







Photos: OMNIPLAN



# Redbird Health Center, Dallas

## Retrofit Team

Architect, Interior Designer, Project Manager: OMNIPLAN,  
www.omniplan.com

Architect, MEP/FP Engineer: KAI Enterprises, kai-db.com

## Materials

While redeveloping the former Red Bird Mall, a goal was to provide community supportive services and close the health-care gap in this underserved southern sector of Dallas. Parkland Health & Hospital System was approached to provide a full-service clinic on the former mall campus.

OMNIPLAN was selected by Parkland Health & Hospital System to finish a portion of former mall space into a community-oriented medical clinic. The clinic is designed to provide 40,000 preventive and primary-care visits and 23,000 women's and infants' specialty health visits each year for people who reside in South Dallas. As part of the OMNIPLAN team, KAI provided programming, space planning, architectural support, and MEP/FP engineering on the 1-story, 40,000-square-foot clinic. OMNIPLAN led overall project management

through all phases and provided architecture and interior design.

"KAI collaborated with Parkland to quantify the types of space required to meet current and future needs. We maintained sensitivity to context, respecting culture and traditions while complying with project requirements," says KAI President Darren L. James, FAIA. "We guided Parkland through the choices available, including the level of harmony with the environment, space flexibility and efficiency, and complexity of simplicity of the design. We were so proud to have played a role in this truly transformative project for the people of southern Dallas County."

## The Retrofit

The \$10 million RedBird Health Center offers adult, pediatric and geriatric preventive and primary-care services. It also provides lab, pharmacy, radiology, optometry, nutrition and podiatry services, as well as behavioral health services for all ages in a private area with a special waiting room and play therapy space for children. Of the clinic's 36 exam rooms, six exam rooms and one procedure room are dedicated to women's care.



# Tourmaline Birth & Wellness Collective, San Diego

## Retrofit Team

**Plumbing Contractor:** Arnett's Water Systems, [arnettswatersystems.com](http://arnettswatersystems.com)

## Materials

The licensed midwives of Tourmaline Birth & Wellness Collective are medical providers trained in supporting women prenatally, during birth and postpartum. However, unlike traditional medical providers, midwives have one unique tool: lots of warm water. "We don't use medicine for pain relief. Water is our biggest coping mechanism in the birth setting, and it really makes a critical difference," explains Allison Tartari, LM, CPM, one of the founders of Tourmaline; the other founders are Maral Shabak, LM, CPM, and Josie Petrich, LM, CPM. "One mom was recently in the bathtub for hours, and I used a hand-held shower on her back the entire time to assist with providing relief and minimizing discomfort."

To ensure the midwives would have enough hot water for their two, 100-gallon tubs while renovating an existing facility for the birthing center, Erik Arnett, owner of Arnett's Water Systems, explained the limitations of conventional water-heating technology for Tourmaline's specialized application:

- With a tank water heater, the center could run out of warm water in the middle of a birth and would be helpless in the short term.
- Storage-tank-type heaters are less efficient than tankless technology, especially a condensing unit. This was an important economic consideration because Tourmaline Birth & Wellness Collective is a 501(c)(3) non-profit.
- The size of a conventional tank water heater was a problem, given its location on the second level of the center. There simply wasn't room for the estimated 100-gallon, commercial-grade water heater, which also would cost more than a properly sized tankless water heater.

Arnett recommended Noritz America, which donated an EZ111, a high-efficiency (0.96 UEF) condensing unit



PHOTOS: Noritz America

with a capacity range of up to 11 gallons of hot water per minute, to the center.

Noritz's EZ Series, which offers a 25-year warranty on the heat exchanger, is designed with the hot- and cold-water connections located on top of the unit, not the bottom. This positioning in a tank-to-tankless conversion allows the flexible water lines used by the previous storage-tank heater to be quickly and easily reconnected to the new unit, saving time and money on the installation. Consequently, in replacing the conventional, 50-gallon water heater at Tourmaline's facility, Arnett was able to use the existing water-supply lines, as well as the venting and gas-line connections, which quickened the tank-to-tankless switch.

**Tankless Water Heater:** Noritz America, [noritz.com](http://noritz.com)

## The Retrofit

Since opening, Tourmaline Birth & Wellness Collective has been able to meet demand for its special services.

"We've had no issues with our tankless water heater—truly one of the only aspects of the opening I can say that about. It's really a blessing for us and, even more so, for the moms in our care," reports Co-founder Shabak.





PHOTOS: AD Systems



# Albert B. Chandler Hospital, Lexington, Ky.

## Retrofit Team

**Architect:** GBBN, [www.gbbn.com](http://www.gbbn.com)

**General Contractor:** Turner Construction, [www.turnerconstruction.com](http://www.turnerconstruction.com)

**Hardware Contractor:** Norwood Hardware, [www.norwoodhardware.com](http://www.norwoodhardware.com)

## Materials

The GBBN team realized multiple design goals by using commercial sliding doors in work rooms, consult rooms and nurse respite rooms. These systems helped save space and contribute to visual connection and acoustic isolation.

Flexibility was a guiding principle. Stephanie Shroyer, GBBN associate principal and interior designer, explains: "These rooms are designed to be interchangeable. As such, they allow individuals or teams from multiple subspecialties to use them for charting and other work. Because the sliding doors save space that would usually be taken up by swing arc trajectories, GBBN could

make these work rooms larger without compromising other, adjacent design features."

Further, it was crucial to preserve visual connection in these rooms. Because they are decentralized and located at the ends of the floor's perimeter corridors, solid doors and walls may have made the space feel isolated and less functional. GBBN used glass doors and windows to maintain visibility between spaces. This allows nurses to feel more connected to peers and patients.

In addition, work rooms and nurse respite rooms are located in areas where multiple activities take place. AD Systems' ExamSlide sliding door systems provide these spaces with Noise Isolation Class ratings of up to 39, which supports acoustic isolation to limit distractions. The doors also help the ICU achieve compliance with HIPAA by limiting potential inappropriate disclosures of patient information to uninvolved individuals during peer-to-peer consultations. The doors also maintain quiet across the floor.





"There are a lot of beeps and buzzes; the staff talked frequently about alarm fatigue," Shroyer says. "Limiting sound transfer helps mitigate the noise that's happening on the floor at any given time."

Nurse respite rooms also are fitted with AD Systems' commercial sliding doors, which support efforts for space efficiency and sound attenuation. Acoustically isolated recharge rooms help nurses decompress and rest during shifts, which helps medical staff stay alert and focused throughout the day or night. In the long-term, this also supports efforts to reduce medical burnout, which remains a pervasive issue in medicine, according to the American Medical Association.

The ExamSlide doors were specified with card readers wired to magnetic locks to provide security and privacy to the floor. "With other sliding door systems, it was a challenge to integrate these types of locks," says Matt Nett, GBBN associate. "The ability of AD Systems' doors to facilitate locking made it easier to specify and

made the space much more functional."

**Sliding Doors:** ExamSlide, ExamSlide Bi-Parting from AD Systems, [www.specadsystems.com/en/index/door-systems/examslide.html](http://www.specadsystems.com/en/index/door-systems/examslide.html)

### The Retrofit

The medical and cardiovascular ICUs inside the University of Kentucky's Albert B. Chandler Hospital were once spread across multiple floors. However, these ICUs were consolidated into a single location—the 12th floor of the Pavilion A tower, which was significantly updated from its original plans.

These modifications were driven by patient and staff experience at various ICUs during the COVID-19 pandemic and from the 11 floors that preceded this one. The redesign, which opened earlier this year, prioritized space efficiency and design flexibility, especially in areas dedicated to health-care providers.





# Senior Sanctuary

A Historic Former Courthouse Is Revived as a Senior Living Community

By Alex Stuart

In uptown New Orleans, an iconic 1850s-era Greek Revival structure has been transformed into a distinctive senior living community.

Designed in 1855 by acclaimed New Orleans architect Henry Howard, the historic building originally served as a courthouse for Jefferson Parish before the town of Carrollton was annexed by the city in 1874. For the next several decades, the 2-story structure served as home base for a series of K-12 schools.

Two years after the building was vacated in 2013, it earned an unenviable position on the Louisiana Landmarks Society's list of most endangered local historic landmarks, as well as the National Trust for Historic Preservation's list of America's 11 Most Endangered Historic Places.

After narrowly surviving the wrecking ball, the 16,500-square-foot structure underwent a \$28.5 million renovation initiated by Felicity Property Company,



a local real-estate development and brokerage firm, and Liberty Healthcare Management, which owns and operates numerous senior living facilities across the Southeast.

New Orleans-based RNGD served as construction manager and Waggonner & Ball was the architect that oversaw the building's transformation, which involved restoring the original courthouse building and adding 200,000 square feet of new construction. The two new wings that flank the historic structure now house the majority of The Carrollton's 93 assisted living and memory care residences. Its studio and one-bedroom units range in size from 500 to 800 square feet.

Designed to complement the original structure, the whitewashed brick and simple form of the wings are deferential to the courthouse's grand colonnade. Steel balconies nod to the typology common on New Orleans' avenues and balance the composition of the front elevation.

The historic building's grand interior environment now provides elegant common spaces for residents and visitors with a spacious lobby, sitting and entertainment areas, a formal restaurant-style dining room, cocktail bar and bistro, private dining room for large gatherings, library, salon and an exercise room. Common areas are adorned with original works curated by the New Orleans Arts Council.



Designed to complement the original structure, the whitewashed brick and simple form of the new wings are deferential to the courthouse's grand colonnade. Steel balconies nod to the typology common on New Orleans' avenues.



Designed in 1855 by New Orleans architect Henry Howard, the historic building originally served as a courthouse for Jefferson Parish.



PHOTO: Harlin Miller



## Crafting an Exceptional Environment

Meticulous craftsmanship is evident in the former courthouse's intricate trim details, which include multi-tiered crown molding at the ceilings, wainscoting around the windows and distinctive mosaic tiling on the floors. Reclaimed wood framing from the historic structure was milled and repurposed as stair treads and risers. Original wood elements also were repurposed into a custom entry desk and a rail cap in the light well.

The addition of a new entrance at the rear offers convenient access for residents and visitors while concealing the site's required parking. The code-minimum 48 parking spaces are sensitively hidden under the new wings by masonry walls that maintain the integrity and rhythm of the walls and openings above.

A pair of courtyards between the new wings offer sheltered outdoor spaces for residents to gather and socialize. Each courtyard backs up to a porch with a modern colonnade that overlooks the tree canopy of Carrollton Avenue, a major Crescent City parade route.



During rehabilitation of the existing courthouse, the team discovered rotted wooden lintels above the existing windows. The crew installed more than 60 custom-fabricated structural steel lintels over all window openings and doorways.



A network of sculptural stormwater ponds retains 100 percent of the block's rainfall onsite. These stormwater-retention areas are located in the front gardens, adjacent to the main entry and on the south side of the site wrapping each parking area.

### Overcoming the Obstacles

Prior to rehabilitating the vacant 1850s-era historic courthouse, the construction team had to address several challenges, including a collapsing truss, termite-eaten wood, stripped wires, and extensive vandalism caused by squatters and wild animals that had been occupying the space.

When demolition work began, RNGD discovered extensive structural damage that needed to be repaired before construction could continue. Rotted wooden lintels above the existing windows required the crew to install more than 60 custom-fabricated structural steel lintels over all window openings and doorways. This time-consuming process involved installation of temporary lintels followed by the meticulous placement of new permanent lintels to ensure precision.



Reclaimed wood framing from the historic structure was milled and repurposed into a custom entry desk and a rail cap in the light well.

The discovery of asbestos in several portions of the historic structure led to the shutdown of specific areas of the job site while an asbestos-abatement plan could be developed and implemented.

To stabilize the foundation of the courthouse building, structural foam blocks were used in lieu of sand, which would've added too much weight to the existing corbel footings.



Social spaces in the courthouse portion include sitting and entertainment areas, a formal dining room, cocktail bar and galleries.





The majority of The Carrollton's 93 assisted living and memory care residences are housed within the two new wings. Its studio and one-bedroom units range in size from 500 to 800 square feet. Richly appointed units provide residents with an upscale living environment.

### Retrofit Team

**Project Owner/Developer:** Felicity Property Co., [felicitypropertyco.com](http://felicitypropertyco.com)

**Operator:** Liberty Senior Living, [www.libertyseniorliving.com](http://www.libertyseniorliving.com)

**General Contractor/Construction Manager:** RNGD, [rngd.com](http://rngd.com)

**Architect:** Waggonner & Ball, [wbae.com](http://wbae.com)

**Interior Designer:** Chrestia Staub + Board, [csbarch.com](http://csbarch.com)

**Structural Engineer:** Batture LLC, [www.batture-eng.com](http://www.batture-eng.com)

**Civil Engineer:** SEF Engineers, [schrenkandpeterson.com](http://schrenkandpeterson.com)

**MEP Engineer:** Hi-Tech Electric Inc., [hitechelectric.com](http://hitechelectric.com)

**Landscape Architect:** Daly Sublette Landscape Architects, [www.dalysublette.com](http://www.dalysublette.com)

### Materials

**Flooring:** Daltile, [www.daltile.com](http://www.daltile.com); Artistic Tile, [www.artistictile.com](http://www.artistictile.com); Walker Zanger, [www.walkerzanger.com](http://www.walkerzanger.com); and Pennsylvania bluestone

**Exterior Paint:** Romabio (brick limewash), [romabio.com](http://romabio.com); Benjamin Moore (fiber-cement siding, architectural woodwork, ferris metal),

[www.benjaminmoore.com](http://www.benjaminmoore.com); and Rust-Oleum Zinsser (architectural woodwork), [www.rustoleum.com](http://www.rustoleum.com)

**Interior Paint:** Benjamin Moore (concrete floors and housekeeping pads, CMU, gypsum drywall, woodwork), [www.benjaminmoore.com](http://www.benjaminmoore.com); Keim (lime and gypsum plaster), [www.keim-usa.com](http://www.keim-usa.com); and Old Masters (woodwork), [myoldmasters.com](http://myoldmasters.com)

**Light Fixtures:** HALO Commercial, Lumark, McGraw-Edison and Metalux from Cooper Lighting Solutions, [www.cooperlighting.com](http://www.cooperlighting.com); American Linear Lighting, [americanlinearlighing.com](http://americanlinearlighing.com); Oxygen Lighting, [oxygenlighting.com](http://oxygenlighting.com); Vista Professional Outdoor Lighting, [vistapro.com](http://vistapro.com); ANP Lighting, [www.anplighting.com](http://www.anplighting.com); Hi-Lite Manufacturing, [www.hilitemfg.com](http://www.hilitemfg.com); OCL, [ocl.com](http://ocl.com); Nordeon USA, [www.nordeon-usa.com](http://www.nordeon-usa.com); Exitronix from Barron Lighting Group, [barronltg.com](http://barronltg.com); RP Lighting + Fans, [www.rplighting.com](http://www.rplighting.com); and Graypants, [graypants.com](http://graypants.com)

**Plumbing Fixtures:** Moen (bathroom faucets), [www.moen.com](http://www.moen.com); Kohler (bathroom sinks), [www.kohler.com](http://www.kohler.com); Apollo Bath (bathing systems), [apollobath.com](http://apollobath.com); Haws (drinking fountains), [www.hawscos.com](http://www.hawscos.com); and Water-Tite (washing machine and ice-maker outlet boxes), [ipsplumbingproducts.com](http://ipsplumbingproducts.com)



**Meticulous craftsmanship is evident in the former courthouse's intricate trim details, which include multi-tiered crown molding at the ceilings, wainscoting around the windows and distinctive mosaic tiling on the floors.**

Because the foundations of the new structures are built on piles and the historic structure is built on corbel footings, crew members installed expansion joints that wrap the perimeter of the two connector wings to ensure that the buildings will not sustain structural damage from differential settlement issues.


RNGD also managed an extensive masonry tuckpointing process and oversaw precise framing of the windows to ensure all the elevations and sightlines are consistent across the entire complex.

In repairing the courthouse's four 35-foot-tall front columns, crews had to precisely match the parapet's clay coping tiles and restore three failing brick arches to their original profile.

Material cost escalation and supply-chain issues caused additional complications. To help the owner avoid future cost increases, the construction team released a number of work packages—including

metal studs, structural joists, decking and windows—several months in advance.

Because of limited laydown space and indoor environments for storing construction materials at the job site, the construction team identified several area warehouses and an empty lot at another job site where materials could be stored until they were needed during the construction process. Team members relied on constant communication to manage the logistics of transporting specific materials to the site to coordinate with construction activities.

Despite the formidable challenges, The Carrollton opened to widespread acclaim in early 2023. The senior living community has established itself as a premier residence for New Orleans seniors and a community asset that will continue to serve the neighborhood and region for decades to come. 



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# Suffering in Silence

A Construction Industry Suicide Crisis Inspires a Movement to Support Mental Wellness

By Jim Schneider

In the years following the COVID pandemic, the construction industry has woken up to a sobering trend. According to a study from the Centers for Disease Control ([www.cdc.gov/mmwr/volumes/72/wr/mm7250a2.htm](http://www.cdc.gov/mmwr/volumes/72/wr/mm7250a2.htm)), people working in construction have the second-highest rate of suicide of any industry, second only to mining.

This is not a crisis unique to the construction industry—the same study notes the suicide rate among people of working age in all industries is 33 percent higher than it was 20 years ago—but the severity of the data has struck a nerve and reverberated to all corners of the construction industry. As it turns out, the problem has existed under the radar longer than most thought.

"In April 2015, I was researching local fatal accident statistics for an outreach program related to preventing falls in construction, and I was astonished by what I found when reviewing the Massachusetts Department of Public Health's 'Fatal Injuries at Work' report," recalls

Timothy S. Irving, CSP, ARM, acting director, Directorate of Construction with the Occupational Safety and Health Administration (OSHA). "I quickly realized that suicide was the No. 1 cause of occupational fatalities in the state of Massachusetts at that time. As a safety professional, I was determined to elevate the subject."

"Working in construction takes a toll on men and women physically and mentally," says Maddy Smith, culture of care coordinator for Associated General Contractors of Colorado. "Industry-specific occupational and psychological risk factors play a pivotal role in heightening construction workers' risk of death by suicide and overdose. Issues include financial instability, a physically demanding job, high-stress environment, tough-guy mentality and working long hours away from their support networks. The inherent danger of construction work can also contribute to stress and anxiety."

Smith also points out that work-related injuries can result in access to prescription opioids, which can



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morph into substance abuse. She cites a 2015 report by the U.S. Substance Abuse and Mental Health Services Administration ([www.samhsa.gov/data/sites/default/files/report\\_1959/ShortReport-1959.pdf](http://www.samhsa.gov/data/sites/default/files/report_1959/ShortReport-1959.pdf)), which states the construction industry also has historically high rates of alcohol consumption. When considering rates of drug addiction and alcohol addiction in the construction industry, the threats to physical and emotional health are very apparent.

### Male-dominated Industry

Although demographics within construction are slowly diversifying, it is a traditionally male-dominated industry. In the realm of mental wellness, the gap between women and men is very real. According to the National Institute of Mental Health, only 40 percent of men with reported mental-health issues received help, versus 52 percent of women. (Learn more at [www.nimh.nih.gov/health/statistics/mental-illness](http://www.nimh.nih.gov/health/statistics/mental-illness).)

"Construction is still dominated by men, and men are conditioned a certain way," explains Todd Adams, co-founder and executive director of MenLiving, a non-profit with a mission to support healthy, intentional, connected men. "The ups and downs of construction, the forced furloughs and hard nature of the job make

**"Most people I speak to in the industry have lost at least one person to suicide."**

**—Todd Adams, co-founder and executive director, MenLiving**

it challenging, and too many men don't know how to be vulnerable. It's important that we start talking about mental wellness because the more we talk about it, the less stigma it has."

One of the primary barriers to addressing the mental health, addiction and suicide issues in the construction industry is the lack of open conversation on the topic. That can create isolation for individuals at work and home.



"Work can define a person's identity, and psychological risk factors for suicide, such as depression and stress, can be influenced by the workplace," Irving says.

"Job strain and long hours can contribute to suicidal thoughts among construction workers. The industry culture often emphasizes toughness and resilience, and people working in it may feel reluctant to seek help due to societal expectations."

"I came to the construction industry in 1996 after spending almost 10 years working with public entities, especially public works crews and public safety officers," recalls Cal Beyer, senior director of the Stop the

Addiction Fatality Epidemic (SAFE) Project, a national non-profit. "In both professions, men did not talk openly about their feelings. Many were stoic about their emotions. I learned that one-on-one personal conversations were one way of breaking down the barrier."

"Every time someone is willing to share their story, the walls of stigma fall a little bit more," Smith adds. "These stories remind us that we're not alone and it's OK to get help."

### Organizational Support

The first step in dealing with a crisis of this magnitude is pulling it out of the shadows and acknowledging it exists. For their part, many construction industry groups, organizations and individual companies have stepped up, are sounding the alarm and taking action.

"At the Department of Labor and OSHA, we have made mental health a top priority," Irving says. "We know the workplace has a major impact on mental health, and that means it's a place we can make an



PHOTO: © phodestock / Adobe Stock



PHOTO: © HN Works / Adobe Stock

impact. OSHA has published a new downloadable poster for suicide prevention in the workplace and looks forward to collaborating on additional resources and educational materials for employers, workers, and their families. We hope these resources will help normalize conversations around suicide and mental health and take away the stigma of getting help.”

“As an association, improving mental health and wellbeing is a pillar of AGC’s strategic plan,” Smith states. “We have built invaluable partnerships with several organizations who provide access to training and ongoing support.”

“The creation of the Construction Industry Alliance for Suicide Prevention in 2016 was bold, and it continues to broaden its scope and range of services,” Beyer notes. “Stigma reduction is one of the most important actions that has been taken by various associations and labor organizations. More companies are instituting peer-to-peer support programs to increase connectivity among coworkers to support one another. Many are also providing training to managers and first-line supervisors on behavioral-health warning signs and how to initiate and hold conversations with persons in need.”

### Employer Action

“Most people I speak to in the industry have lost at least one person to suicide,” Adams says. “The more we talk about it, the more we create the space for people to seek help. There are many resources available to employers and individual workers. We tend to focus so much on keeping people safe at work but traditionally have done very little to keep them safe from the time they get home to the next morning when they get back to work.”



“I’ve seen leaders with open-door policies encouraging their people to reach out if they ever need help,” Smith adds. “Some organizations pay to train their entire staff on suicide prevention. There are companies that use toolbox talks to address stress, mental health and suicide ideation. All of these are phenomenal examples of best practices companies are employing in our industry.”

“Many companies have Employee Assistance Programs [EAPs], which offer employees and dependents a specified number of free mental health and substance-use crisis counseling,” Beyer explains. “Some EAPs will offer additional telephonic and online services and resources. A small but growing number of companies are offering mental health and wellbeing apps or other digital platforms to address mental health.”

### Individual Impact

Although all the resources, programs, education and awareness efforts are extremely important, the real impact happens at the human level—person to person.

“If you suspect one of your colleagues is struggling, don’t underestimate the power of a caring conversation,” Smith says. “If you’re concerned, find time to check in with someone. ‘Hey, I’ve noticed you haven’t seemed quite like yourself lately, so I just wanted to check in. Is everything OK?’ Thank them for being willing to share that information with you and ask if they would like some help finding resources. For someone struggling, I’d want them to know they are not alone and no matter what, there is hope.”

“When I encounter someone who is struggling, I turn to training I received from the National Alliance on




**"If you suspect one of your colleagues is struggling, don't underestimate the power of a caring conversation. ... I'd want them to know they are not alone and no matter what, there is hope."**

**— Maddy Smith, culture of care coordinator, Associated General Contractors of Colorado**

Mental Illness," Adams explains. "That training teaches to respond to someone sharing with you by saying, 'I'm so glad you told me. It takes a lot of courage to share something so vulnerable. I see vulnerability as a strength. You're not alone in this, and I'll help you get the resources you need.'"

The construction industry is known for many things, some positive and some not, but it tends to approach large challenges with equally large efforts. Creators of the built environment are a collection of driven problem-solvers who take pride in their work and the community. There is a long road ahead, but sincere efforts are being made to build a better environment for all.

"Within a span of 10 years, death by suicide in the workplace went from not even being a topic of discussion within OSHA to now publishing its recognition of the workplace as an opportunity to reduce the rate of suicide deaths in the federal government's Multi-Agency 10-Year 2024 National Strategy for Suicide Prevention," Irving says. "OSHA is focused on the safety and health of working people, and that's why mental wellbeing and suicide prevention are so important to our work."

"We are fortunate to have leaders in the industry across the AGC membership who recognize the importance of their story and are willing to share," Smith adds. "A member recently reminded our group that people trust people before they trust a resource." 

### **Mental Wellness Resources**

There are many resources available to individuals who are struggling and to employers seeking to provide assistance to their employees.



**The National Suicide Lifeline:** Call or text 988 or chat [988lifeline.org](https://988lifeline.org) to connect with a trained crisis counselor who can help.

**The Construction Industry Alliance for Suicide Prevention:** This service provides valuable Toolbox Talks ([www.preventconstruction suicide.com/toolbox-talks](https://www.preventconstruction suicide.com/toolbox-talks)) for employers and a robust Needs Analysis and Implementation tool ([irp.cdn-website.com/d6ddbb44/files/uploaded/ciasp\\_needs\\_analysis.pdf](https://irp.cdn-website.com/d6ddbb44/files/uploaded/ciasp_needs_analysis.pdf)).

**The National Action Alliance for Suicide Prevention (Action Alliance):** This public-private partnership for suicide prevention works with more than 250 national partners. The Action Alliance's guide, "The Construction Industry Blueprint: Suicide Prevention in the Workplace", [theactionalliance.org/resource/construction-industry-blueprint-suicide-prevention-workplace](https://theactionalliance.org/resource/construction-industry-blueprint-suicide-prevention-workplace), helps support construction executives in making suicide prevention a health and safety priority.

**Youturn Health:** A confidential, virtual program, [youturnhealth.com](https://youturnhealth.com), that provides unique support to individuals wherever they are on their journey. The program offers peer coaching with ACE-certified coaches, a robust online learning and assessment platform and family support.

**OSHA:** Learn how to develop mental health and safety programs to help workers get the resources they need via [osha.gov/preventingsuicides](https://osha.gov/preventingsuicides).

**Associated General Contractors:** Its resource page, [www.agc.org/mental-health-suicide-prevention](https://www.agc.org/mental-health-suicide-prevention), features several helpful links.

**MenLiving:** This non-profit dedicated to improving men's lives through connection has a Men in Construction group, [menliving.org/construction](https://menliving.org/construction), that meets regularly.

### **Workplace Stressors of Women Construction**

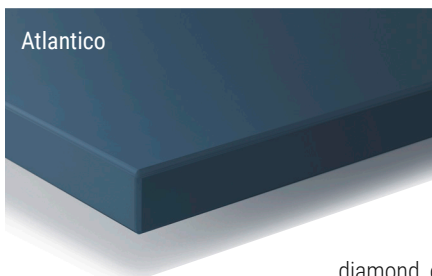
**Workers:** A resource page from the National Association of Women in Construction is available at [nawic.org/workplace-stressors-of-women-construction-workers](https://nawic.org/workplace-stressors-of-women-construction-workers).



## Small Lights Provide up to 2000 Lumens

USAI Lighting has launched LittleTwos, an expansive collection of 2-inch aperture Pinholes and 2-inch diameter Cylinders. The line delivers up to 2000 lumens with advanced glare control. Compatible with most architectural control systems, the lights are available in a wide range of options, including trim styles and configurations, beam spreads and housings. The recessed Pinholes allow for easy installation and service in nearly all site conditions with a complete family of housings for new construction and install-from-below options. The entire product offering meets WELL Building Standards.

[www.usalighting.com](http://www.usalighting.com)



## Surface Collection Boasts Tough Acrylic Top Layer

REHAU has expanded its RAUVISIO crystal acrylic surface line with the new agate color collection, featuring three shades: Atlantico, Laguna and Terriccio. The agate collection, which is offered in polished finishes, joins the

diamond, obsidian, vermarine and mineral collections,

all of which are inspired by gemstones. The lightweight yet durable

crystal polymer surface creates a deep and multifaceted aesthetic when finished with beveled REHAU LaserEdge technology. RAUVISIO crystal boasts a stone-hard, nearly 2-millimeter clear acrylic top layer that provides intense reflectivity with UV- and scratch-resistance. RAUVISIO crystal is offered as boards, 4-millimeter wall panels and edgeband, or fabricated panels and cabinet doors. On boards, panels and doors, the crystal laminate and a color-matched balancing backer are applied using PUR glue to an MDF core that is CARB2, TSCA Title VI certified.

[www.na.rehau.com/crystal](http://www.na.rehau.com/crystal)



## Decorative Glass Contains up to 50 Percent Recycled Content

Bendheim has released its new line of 10-millimeter textured EcoGlass, decorative glass patterns that are manufactured by Glasfabrik Lamberts, Europe's only clean-burning oxygen/fuel-fired cast glass furnace. EcoGlass contains a minimum 15 percent pre-consumer glass cullet and 25 to 35 percent post-consumer recycled glass. Available in 10 textures, the glass offers varying degrees of privacy. It can be supplied in combination with custom color interlayers; color coatings; or digital printing for decorative façades, interior feature walls, partitions and backsplashes. EcoGlass also can be tempered. Installation is quick with Bendheim's patented Z-KISS and Turn-Key fastening systems. Health Product Declarations are available for EcoGlass in tempered, laminated, digitally printed and color-coated forms.

[bendheim.com/sustainability](http://bendheim.com/sustainability)

## Science Fiction Inspires Linear, Acoustical Ceiling Product

Fräsch has made available FAZR, an acoustic ceiling product inspired by the linear appearance of phasers (same pronunciation) from classic works of science fiction. FAZR consists of 9-millimeter PET dovetail channels that clip onto the standard Rockfon Symmetrical carrier system, mimicking the linear metal ceiling look with the benefits of acoustical PET felt, including easy installation, cost savings and enhanced environmental attributes. FAZR's patent-pending design locks PET slats into the double-hooked Rockfon carrier for secure, stable and impact-proof ceiling coverage. Field cuts can be made around ceiling obstacles, such as sprinklers, vents, lights and audio components, using off-the-shelf tools. FAZR is offered in two channel widths: 6-inch slat with 2-inch filler or 10-inch slat with 4-inch filler. In addition, customers can choose between flush filler or recessed filler reveals. The filler channel also can be left off for semi-open plenum applications. Rockfon carrier components are stocked at Fräsch and available to ship with all product orders.

[frasch.com/ceilings/fazr](http://frasch.com/ceilings/fazr)







## Grout-free Tile Alternative Mimics Look of Marble, Woodgrain and More

Wetwall, a Wilsonart Company, announces the launch of its new Pro Plus Collection, which features 11 designs that mimic the look of marbles, woodgrains and more while cutting back on labor, time and cost. Suited for projects requiring at least 9,700 square feet of material with a half-truckload order minimum, the Pro Plus Collection is engineered to meet the demands of modern commercial construction. From new builds to renovations, the collection offers an alternative to traditional tile solutions. The total start-to-finish price for materials, time and labor is significantly less than tile, making it a cost-effective choice for budget-conscious projects. The Pro Plus Collection not only reduces overall project costs but also helps streamline construction timelines, allowing projects to stay on track and within budget. The simple tongue-and-groove, grout-free installation requires no special tooling.

[wetwall.com](http://wetwall.com)

## Monitor Water across All Core Facility Functions

VivoAquatics has launched a new smart water usage and leak-detection platform to help facilities and portfolios meet corporate conservation targets while reducing the risks and costs associated with leaks. Through the integration of water meters, sensors and software, the new platform monitors water across all core facility functions, including main lines, cooling towers, irrigation, kitchen, pools and spas, and other core areas. Using the platform, properties and portfolios can create baseline usage targets, benchmark water use and costs, and receive alerts of leaks or excessive water usage. The tool identifies where a water leak is located by using an IoT sensor to provide accurate and timely data. Data is available for instant review, predictive analytics, and identification of areas of improvement or optimization for the property.

[info.vivoaquatics.com/water-usage-and-leak-detection-lp](http://info.vivoaquatics.com/water-usage-and-leak-detection-lp)



## Overhead Infrared Heaters Now Can Be Recessed into Ceilings

Marley Engineered Products has launched the Agency Listed Recessed Trim Kit, which enables the company's infrared heaters to be recessed completely into a ceiling to reduce the intrusive nature of overhead heating units and improve the aesthetics of any space. The accessory allows infrared heat to be used without the consequence of wind or inclement weather adversely affecting the heaters' ability to provide hidden, comfortable heating. Suited for indoor/outdoor, total or spot-heating use, Marley Engineered Products offers radiant heaters with two-element or three-element designs for flexible sizing and concentrated heat in a single infrared unit. The heaters optimize short-wave infrared heat, which heats objects instead of the air around the heater, through heavy-gauge gold anodized reflectors. These reflectors allow for more than 60 percent of heat to be generated while the heating element itself accounts for the other 40 percent, meaning high-performance heating is matched by energy efficiency.

[www.marleymep.com](http://www.marleymep.com)



## Clay Brick Pavers Offer Strength against Weather, Heavy Foot Traffic

Glen-Gery Corp. has released its Cityscape Series, genuine clay brick pavers that stand as enduring testaments to tradition, resilience and elegance, transforming city streetscapes into vibrant, inviting corridors of heritage and beauty. With a rich palette of colors, including Liberty Copper, Plum Plaza and Empire Blue, the Cityscape Series allows for endless customization while ensuring durability and strength against weathering and heavy foot traffic. The pavers are suited for driveways, walkways, patios and landscaping projects.

[www.glengery.com/products/brick/brick-pavers](http://www.glengery.com/products/brick/brick-pavers)

## Vertical-grain Cladding Is Made in the USA

Defiance Forest Products has made available a line of vertical-grain Western Red Cedar-engineered cladding. Marketed under the Rainier Plank brand name, the products are rated for interior and exterior applications and are available in tongue-and-groove board with a micro-V or fine-line profile. The company can create 32 1/16-inch Rainier Plank veneers from one full-thickness board. Available dimensions include 1 by 4 inches, 1 by 6 inches, 1 by 8 inches and 2 by 6 inches. All sizes are available in lengths from 8 to 16 feet. Rainier Plank products are made in the USA and, therefore, easily stocked; they offer shorter lead times with a greater number of available lengths. The PVA-based adhesives meet the U.S. EPA's TSCA Title VI Formaldehyde Emission Standards for Composite Wood Products. All Rainier Plank Products feature a 10-year limited warranty.

[www.rainierplank.com](http://www.rainierplank.com)



## Modular Acoustic Wall Tiles Are Offered with 10-day Quickship

Focal Point's TruTile modular acoustic wall tiles offer seven curvaceous and linear modular designs, four textures, and three shapes that can be combined to create unique accent walls or bespoke wall art pieces. With a Noise Reduction Coefficient of 0.30, TruTile is available in a PET felt color palette of 24 neutral to bold hues, as well as wood prints. The PET felt contains up to 50 percent recycled plastic bottles and is Declare certified, LBC Red List Free. To help support retrofit projects, the modular acoustic wall tiles are offered with 10-Day Quickship in a limited selection of popular colorways. TruTile is field-cuttable and installs easily with construction adhesives.

[focalpointlights.com/TruTile](http://focalpointlights.com/TruTile)

## Improve Audience Engagement with LED Displays

Sansi LED displays showcase stunning visual effects that can meet business goals. With decorative styling, directional guidance, and interactive functions, Sansi LED displays can convey product information and create brand awareness. Sansi LED offers an extensive range of custom shapes and sizes while prioritizing visual quality and energy efficiency. LED displays support all mainstream signal inputs. With

modular CPU monitoring, the screens can automatically detect and promptly report anomalies, as well as facilitate effective troubleshooting measures. The displays' cabinet design dissipates heat, simplifies routine maintenance and increases product service life.

[www.sansi.com](http://www.sansi.com)



## All-electric Boiler Can Be Used in Below-freezing Ambient Conditions

Lochinvar has released its LECTRUS Light Commercial Electric Boiler, which supports the industry-wide transition to electrification and decarbonization. Available in a kilowatt range from 15 to 150, the LECTRUS boiler is designed to fit a variety of residential and commercial installations. The unit can be installed in any indoor environment without losing performance—even in below-freezing ambient conditions. Customers switching to or upgrading a fully electric boiler system can cascade up to eight LECTRUS units of varying sizes to create a system that best suits their application needs. Alternatively, customers who are looking to reduce their carbon emissions while still utilizing gas products can install the LECTRUS boiler alongside other condensing and non-condensing Lochinvar boilers to optimize performance and reduce carbon emissions. Lochinvar's SMART SYSTEM LCD operating control platform is standard on every LECTRUS unit.

[www.lochinvar.com](http://www.lochinvar.com)



## Locks Retract Latch Bolts in Half a Second

Corbin Russwin, an ASSA ABLOY Group brand, has added Motorized Electric Latch Retraction (MELR) to its ML2000 Series mortise lock. The locks offer latch bolt retraction in just half a second, ensuring immediate access in high-traffic scenarios. Designed with versatility in mind, these locks are suited for a wide range of applications fulfilling requirements for automatic door operators and ADA-compliance requirements. Certified to ANSI/BHMA A156.13 Grade 1 and ANSI/BHMA A156.25 compliance standards, the ML2000 Series MELR mortise locks are also UL/cUL fire-rated for 3-hour doors and UL294/UCL60839-11-1 Listed and Windstorm Certified (refer to local codes). Features include optional Request to Exit functionality, adaptable designs for in-swing and out-swing doors, and compatibility with any access-control system.

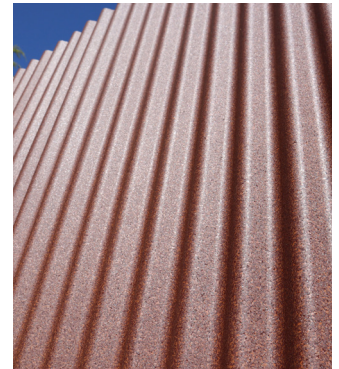
[www.corbinrusswin.com](http://www.corbinrusswin.com)



## Oxidized Metal Look Does Not Compromise Performance

Steelscape LLC has expanded its Textured Rustics colors with Sedona Rawhide, a wrinkled texture that interacts dynamically with light to reduce glare. Textured Rustics is comprised of Rustic Rawhide and now Sedona Rawhide. Both offer a combination of texture and multi-tone colors to achieve the look and feel of traditional oxidized metal without compromising performance or longevity. The Sedona Rawhide finish offers the same formability as standard prepainted metal colors. It is suited for a range of residential and commercial roofing and siding products, including standing-seam roofing and corrugated siding. Textured Rustics ensures minimal maintenance and no rust run-off. Additionally, its textured finish offers improved grip during installation.

[www.steelscape.com](http://www.steelscape.com)



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## Curtainwall, Storefront, Windows and Doors Are Impact-resistant

EFCO has made available its X-FORCE hurricane impact-resistant curtainwall, storefront, window and door products, which provide protection for buildings and their occupants. EFCO

X-FORCE products help withstand the hazardous effects from flying debris in all markets with hurricane, tornado, high-wind and other extreme weather concerns. Manufactured with aluminum framing, these high-performance, protective products feature a range of frame depths, hardware options, thermal barriers and finishes. The products are tested in accordance with the Florida Building Code's Test Application Standard and/or relevant ASTM standards for large- and small-missile impact and cycling requirements. Many of these impact-tested products also carry Florida Product Approvals. EFCO products are backed with up to a 10-year limited warranty.

[www.efcocorp.com](http://www.efcocorp.com)

## Optimize Existing Layouts with Drawing Packages

Planitar Inc., makers of iGUIDE, a proprietary camera and software platform for capturing and delivering 3D virtual tours and property data, has introduced new CAD drawing packages available for purchase with its iGUIDE Premium 3D Virtual Walkthrough. The drawing packages merge iGUIDE's immersive tours with editable floor plans, detailed PDF plots and other new add-ons for a head start



on the design process. iGUIDE uses lidar point cloud data to map interior spaces, enabling accurate floor plans, measurements and reliable property square footage. iGUIDE's drawing packages represent a new service offering designed to give iGUIDE customers support from a dedicated project manager and ensure customers only pay for the drawings they use.

[goiguide.com/commercial-design](http://goiguide.com/commercial-design)

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PHOTOS: Mike Van Tassel



## Luxury and Tranquility

### A Gym Is Transformed into an Asian-tradition Dermatologist Office

A former Peloton gym on the ground floor of The Archive, a landmark building in the heart of West Village, Manhattan, has been transformed into New Bloom Dermatology. Menino Design Studio aimed to celebrate the building's existing architectural details while integrating a spa atmosphere to provide calm and well-being for clients of this Asian-tradition dermatologist office.

Circles and arches, which are valued in Asian culture, are reflected in the design. The large external arched façade leads customers to the reception area. The reception desk is made of Calacatta marble imported from a Tuscan quarry. The marble features shades of emerald-green to represent sea and sun. Wallpaper is inspired by Japanese blooms, as is the blue porcelain mosaic used in the secondary bathroom, which features a custom vanity in Tuscan marble.

The corridor entrance also is arched and leads to the different examination and procedure rooms. Curved walls are a custom system of oak paneling that hides two offices and the employee bathroom.

Lighting was critical to the project. Italian lighting

accentuates the entrance arch while sconces provide soft lighting in the main reception and rear office areas. Brass chandeliers and custom-illuminated marble slats lend sophistication to the space.

European oak flooring throughout, Venetian plaster walls, bespoke frameless doors, custom-oak slatted shelving systems, and decorative plants offer visitors a holistic and immersive wellness experience, carefully integrating luxury, tranquility and rest into every detail of the design. [▶](#)

#### Retrofit Team

**Architect:** Menino Design Studio, [meninodesign.com](http://meninodesign.com)

#### Materials

**Wall Lights:** Quasi Maxi from Viabizzuno, [www.viabizzuno.com](http://www.viabizzuno.com)

**Sconces:** Crisp Sconce from RBW, [rbw.com](http://rbw.com)

**Brass Chandeliers:** Sputnik from Jonathan Adler, [jonathanadler.com](http://jonathanadler.com)

**Wallpaper:** Haiku from Phillip Jeffries, [www.phillipjeffries.com](http://www.phillipjeffries.com)

**Porcelain Tile:** Yohen Border from INAX, [inaxtile.com/lp](http://inaxtile.com/lp)

**Oak Flooring:** MADERA, [www.maderasurfaces.com](http://www.maderasurfaces.com)





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