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OUTSTANDING MULTI-STORY OFFICES

These two attractive office buildings incorporated Butler® building systems and Butler engineering expertise

GATEWAY CENTER

One morning, architect Jeff Price looked over some elevations and plans on his desk and placed a call to Billings Construction Company, a local Butler Builder®. Although he had been hired directly by a Liberty, Missouri, developer to design a new office building for a prominent location, Price, the principal of J. Price Architecture, Inc., suspected that his client could benefit by integrating some Butler® building systems into the project.

“Jeff Billings and I had worked on a number of design/build projects—some conventional construction, and some using Butler systems,” Price explains. “He had mentioned the Butler Multi-Story option to me, and I thought this building might be a good candidate for that.”

The architect and the contractor, whose firms are also located in Liberty, sharpened their pencils and got to work.

“The perimeter of the building was laid out,” Price says. “We analyzed some raw numbers for what we thought it would cost to build the building conventionally. It became pretty clear that there would be more economy in going with Butler.”

Offsetting “metal” misgivings

With the integration of systems where appropriate and Butler acting as a single-source supplier, the cost came down considerably. “We figured we could save the client around \$5 a square foot on the 27,000-square-foot building,” says Jeff Billings. However Joe Duffey, the developer, still was not convinced. Duffey had worked with Billings Construction before and knew and respected the Butler name. He just wasn’t comfortable with the idea.

“I think most people are initially a little reluctant to think of building an office building using a metal system,” Price explains. “It’s something

BY JUDY FINDSEN AND MEV WILSON
PHOTOGRAPHY BY PADDOCK PRODUCTIONS



GATEWAY CENTER



LONDONDERRY CENTRE



SYSTEMS CONSTRUCTION FOR MULTI-STORY OFFICES



The roof canopies (shown under construction at right and completed in the large photo) rise above the building's MR-24® roof system and echo the canopy over the main entrance.

that they just don't visualize as a 'metal' building."

Jeff Billings arranged for Duffey to visit Butler in Kansas City, and to speak with representatives from the Multi-Story group—Butler engineers who specialize in office buildings and other structures with more than one floor. After doing so, Duffey was impressed.

"I was kind of surprised—they were very knowledgeable about the questions that we had," he admits. "Once I saw that I could get the look and the kind of

building that I wanted out of them, I was very confident with using Butler. I just wanted to

be sure that I got the aesthetic look to the building that I needed."

No compromises, custom design

With Billings Construction and Butler on the team, the project took a design/build approach, and Butler became the single-source supplier for the job. Price

and Duffey retained aesthetic control, even when that meant customizing the design.

Duffey did not want corner columns in the

GATEWAY CENTER

Butler Builder: Billings Construction Company, Liberty, Missouri

Architect: J. Price Architecture, Inc., Jeff Price AIA, Principal; Liberty, Missouri

Size: 27,000 square feet

Butler® Systems:

Multi-Story structural framing system
Butlerib® II wall system (as liner panels)
MR-24® standing seam roof system
Vistawall® glazing system

"Once I saw that I could get the look and the kind of building that I wanted, I was very confident with using Butler"

JOE DUFFEY



building. He wanted all-glass corners for an unobstructed view. And the design called for the mechanical systems to be centered on the roof. To cover and screen them from view, Price had designed curved decorative canopies that sat above the actual functioning roof—the MR-24® standing seam roof system.

The Butler structural engineers worked with Price and Billings to provide what was needed efficiently and economically. A Vistawall™ curtainwall system was used for the corner windows, and on the second floor, the corner office floors were canti-levered to eliminate corner columns. To fit the tightly radiused roof canopies, Butler sent a coil of steel to a supplier in North Carolina, who manufactured specially curved architectural roof panels to Price's specifications.

"The Butler people were very receptive to working with me on that," Price says. "Actually, they helped engineer those canopies in a way that I think was even more cost-effective than what I would have come up with. They were very helpful—really creative in some of their ideas, which I appreciated."

To keep roof penetrations for the centered equipment from occurring on the ridge of the roof, Price and the engineers moved the roof ridge slightly to one side behind the parapet wall, and made one gutter slightly lower than the other. And to keep interior work moving



Butler accommodated special requests from developer Joe Duffey (above) and architect Jeff Price. Duffey wanted no corner columns for an unobstructed view in his and his tenants' corner offices. Price designed special curved canopies to screen the roof equipment, and Butler provided a coil of steel to an outside supplier who manufactured curved roof panels to Price's specifications.



SYSTEMS CONSTRUCTION FOR
MULTI-STORY OFFICES

"The Butler people were very receptive to working with me. . . I didn't feel we really had to compromise this design in any way"
JEFF PRICE, AIA



Tenants such as Gold Bank (above), enjoy plenty of flexible interior space. Architect Jeff Price (left, in photo at right) and Butler Builder® Jeff Billings worked closely with Butler to ensure the design satisfied all of the developer's expectations.



during winter construction, Price decided to use unpainted metal Butlerib® II wall panels as liner panels to enclose the building before it received its final surface of brick and exterior insulated finish system (EIFS).

Price says he enjoyed being part of the design/build process and liked working directly with the Butler engineers. "We had good back-and-forth discussion. It was fun to be part of the team," he says.

"I didn't feel we really had to compromise this design in any way. Each member of the team—the Butler group as well as myself—thought our collaboration made a better project for everybody."

Outstanding results

Incorporating Butler systems such as the

low-maintenance, weathertight MR-24 standing seam roof system also made the building a better environment for the tenants, Price adds. "Jeff Billings and I don't use any other roof system on our projects. I can't think of a building we've done without it."

The building site, at the junction of I-35 and route 152 in Liberty, is a premier location, and once Gateway Center began to take shape, Duffey had no trouble finding tenants. One of his companies, Prudential Carter Duffey Realtors, occupies much of the second floor, where he has a corner office. Other tenants include a real estate prep school, a dentist, a bank, a title company and a mortgage company.

Looking back on the construction process itself, both Price and Duffey say everything came together very smoothly. "Mr. Duffey told me he was very pleased, and said that he had had the fewest number of construction issues to deal with of any building that he'd been involved in," says Price.

"I think the project coordination went very well," Duffey concurs. "The building came together in a very timely fashion, and it's a product I'll be proud to own for a number of years." He adds that he will probably be doing more projects with Billings Construction and J. Price Architecture in the near future, and notes that his tenants are pleased with Gateway Center, as well.

"Everyone is very proud of this building," Duffey says. "Everyone likes being here, and likes the way the building looks." ■

"A lot of physicians have commented to me, 'You've got the best-looking building out here'"

LARRY J. PRITCHARD, DDS



LONDONDERRY CENTRE

Amidst a booming medical area in Waco, Texas, the two-story Londonderry Centre stands out as a modern, professional facility. It's also a great-looking example of using building systems creatively.

"A lot of physicians have commented to me, 'You've got the best-looking building out here.' It just stands out from everything else. It's different. It's special. It catches people's attention very quickly," says Larry J. Pritchard, DDS.

The new medical building houses five physicians' offices, including Pritchard's Oral and Maxillofacial Surgery Affiliates PC. Located just blocks from one established hospital and near another hospital that is under construction, the site is "a very desirable spot," Pritchard observes.

"I had owned the vacant lot for five or six years and had debated about building on it," he says. "We had outgrown our old space and it was either expand or contract. I was still excited about my practice, and I wasn't ready

LONDONDERRY CENTRE

Butler Builder: Pearson Construction, Inc.; Waco, Texas

Architect: George Jezek, AIA; The Wallace Group, Waco, Texas

Size: 26,000 square feet

Butler® Systems:

Multi-Story structural framing system
MR-24® standing seam roof system
VSR™ architectural standing seam roof system

to slow down."

Pritchard turned to Pearson Construction, Inc., a Butler Builder® in Waco, after getting several recommendations. "I wanted somebody to do design/build. They are very good at that concept. They have a good reputation in the community for doing

what they say they're going to do and getting it done," he adds.

"We hit it off from the word go," says J. Scott Pearson, secretary/treasurer and project manager for Pearson Construction.

The builder tapped George Jezek, AIA, vice president of The Wallace Group, for the project. "On a design/build project, we often pick George as the architect," Pearson says. "He's local. He's thorough. He listens to owners. That's very important to us."

Curb appeal

"We started with some visits with Dr. Pritchard to get his vision for his new offices," Jezek says. "He wanted the building to have a

"We sent the design to the Butler Heavy Structures group, and they came back with a better price and better schedule"

J. SCOTT PEARSON



Dr. Pritchard's desire for a mix of contemporary and traditional design made for an attractive building inside and out. Butler engineers worked with the builder and architect to ensure the two-story structure made the best use of the atypical site.

mix of contemporary and traditional elements for maximum curb appeal."

The site also had to be considered in the design. It included sloping terrain, streets on three sides, and some city zoning requirements. To minimize site work, Jezek proposed a two-story structure with two wings of differing sizes joined by a central atrium area. A porte-cochère would provide a protected patient drop-off area as well as an attractive focal point for the building's entrance.

Having lived with a leaky roof on his previous building, Pritchard also had another, practical, requirement. "Early in the design process, he said to us, 'I want a really good roof,'" Pearson recalls. "I said, 'We have the

best roof system in the industry, and if we put it on, I can guarantee it against leaks.'"

When Pearson outlined the proven longevity of the weathertight MR-24® standing seam roof system, Pritchard was delighted. "A roof is an extremely long-term investment," he says.

A flexible approach

Jezek worked on the initial plans with Bob Pearson, who is a structural engineer as well as chairman and president of Pearson Construction. Their original concept was based on using standard Butler® building systems with a brick and precast stone exterior.

"It is important to have a resource that works with architects—Butler works with us when we want to do something that's a little out of the ordinary"

GEORGE JEZEK, AIA

Once the design went out for pricing, however, the cost was higher than expected. But Butler has the flexibility to offer other options. "We sent the design to the Butler Heavy Structures group, and they came back with a better price and better schedule," J. Scott Pearson says.

Butler Heavy Structures specializes in simple solutions for complex projects, and often value-engineers designs for more cost-effective approaches. For Londonderry Centre, the Butler engineers recommended integrating the project's MR-24 roof system with a Butler Multi-Story structural system for enhanced economy. The accent roof system for the porte-cochère remained as planned—a VSR™ architectural standing seam roof system.

"The integration worked very well," Jezek says. "It was certainly compatible with the exterior finishes we had in mind."

Working with architects

The architect's experience with Butler building systems goes back about 25 years to the beginning of his career. "I've always been a big fan of Butler because I know they make quality products."

Jezek says he also appreciates the assistance and flexibility that he gets when working with Butler. "It is important to have a resource that works with architects," he explains. "Butler works with us when we want to do something that's a little out of the ordinary with systems construction, such as helping to prevent interior 'bump-outs' by keeping columns within the confines of the skin or envelope of the building, rather than protruding into finished-out space."

He was pleased with the assistance the Butler engineers gave in adapting Londonderry Centre to its non-standard footprint, integrating the systems and value-engineering the project to meet the budget.

"My daily challenge is to give the client the best 'bang for the buck,'" Jezek says. "For the kinds of projects that we work on, I think that in most cases economy can be found in using systems construction."

A great result

Pearson completed construction of the 26,000-square-foot structure in just four months. Interior finishing for Pritchard's dental



practice, a specialized task, took longer. Pritchard was so pleased with the contractor's work that he required all his lessees to use Pearson Construction to finish out their spaces as well.

"It was a good project," says J. Scott Pearson. "Dr. Pritchard was so good to work with. It's a great feeling to drive by the building and know we were part of it."

"We love it," says Pritchard. "I think they did a fantastic job. It looks very solid and stately. It's going to look the same in 20 years." ■

The facility houses five physicians' offices including Dr. Pritchard's own oral surgery suite. He was so pleased with the quality of his builder's interior finish that he specified that all his lessees use them, as well.