

PROJECT SUMMARY**CLIENT**

CITY NATIONAL BANK

PROJECT

CITY NATIONAL BANK
150 CALIFORNIA STREET
12TH & 13TH FLOORS
SAN FRANCISCO, CA 94105
www.cnb.com

ARCHITECT

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PRODUCT

Altos
Transit

City National Bank

City National Bank was founded in 1954 to serve the entertainment and real estate industries, professionals and the growing business community in Southern California. Currently, it is the second largest independent bank and is headquartered in California, with 54 offices including 12 regional centers located in Southern California, the San Francisco Bay Area and New York City.

A New Market, A Relocation

Teknion had been providing office furniture for the bank's San Diego, Orange County, Los Angeles, and Palo Alto locations. To expand their market into Northern California, City National Bank acquired Pacific Bank. At the time, Pacific Bank had 43,000 square feet of office space and 12,000 square feet of first floor retail branch space up for lease renewal. The existing space was traditional, and did not project the entrepreneurial, leading edge, technology-savvy image of City National Bank. The Bank worked with Cushman and Wakefield to secure the last two floors of the 150 California Street building for a total of 19,500 square feet and 4,500 square foot branch space to achieve their objectives.

The Space Challenge

City National Bank realized that the reduction in space translated to fewer people, smaller space allowances or a combination of both. The Bank felt that less space was feasible because the goal of their staff is to provide highly personalized service to their clients, translating to less time in the physical office. The floor plate was also a challenge, in that the depth from perimeter to core was shallow and made it difficult to plan with efficiency.

The design goal became to create efficient/cost effective, contemporary, dramatic customer space.



“The creative layout and the flexibility of the Altos product allowed for a tremendous increase in space density as well as overall square foot reduction, saving the bank significant real estate costs.”



The Design Concept

The client wanted to create a flexible, modular interior. Three design schemes were proposed- the “bankers” version which replicated a more traditional layout of perimeter offices and inboard support staff — which accommodated 32; the “parity” version, using a yin and yang layout of rows of cubicles set in from the perimeter wall — which accommodated 31; and the “dense-pack with hierarchy” — which in plan resembled the bankers layout, but utilizes much smaller spaces to get three rows of staff from perimeter to core — and accommodates 44. The first two rows off the glass

were planned to be full-height spaces. Given the size of these spaces, A&D firm SOM wanted to use glass liberally to reduce any feeling of confinement or claustrophobia. This desire for large areas of glass was an important determinant in comparing building these new full-height spaces in drywall or using architectural walls.

SOM created a design that would allow City National Bank to easily reconfigure office clusters to accommodate different types of office layouts.

“Teknion recommended changing panel quantities and widths from 3 30" to 2 42" — saving the client roughly \$30,000.”

Thorough Planning

To validate the design and allow the bank’s representatives to visualize the space, a mock up was requested. Along with the proposal, Teknion included a detailed project schedule and a hand-drawn 3D rendering of a typical cluster based upon materials initially provided by SOM and the client. The schedule outlined key milestones, including ceiling and carpet installation, and client move-in. To meet the challenge of tight dimensions, and to provide minimum clearances, a few dimensional changes were necessary. Teknion recommended

changing panel quantities and widths from 3 30" to 2 42" — saving the client roughly \$30,000. The mockup also allowed SOM and Teknion to review the issue of the indirect lighting — the fixtures and the interface connection to the Altos walls so that the entire mockup could be reviewed by the city electrical inspector and representatives from the Bank.



The Altos Solution

The creative layout and the flexibility of the Altos product allowed for a tremendous increase in space density as well as overall square foot reduction, saving the bank significant real estate costs. SOM calculated that fixed construction would have both a higher first cost as well as a higher life cycle cost than the architectural wall solution. Because Altos is fully relocatable and reconfigurable, City National Bank could have the future flexibility they desired. Teknion prepared what resulted in the lowest bid based on preliminary design drawings of two and three-dimensional concepts in comparison to drywall, Herman Miller and Knoll.



“Teknion prepared what turned out to be the lowest bid...in comparison to drywall, Herman Miller and Knoll.”

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Key to Success

Several factors played into the success of this project. Positive experiences with Teknion from prior installations confirmed to City National Bank that challenges would be met professionally. Thorough space planning and design and effective field project management ensured that the project was coordinated and implemented with attention to detail. The aesthetic quality and high functionality of the Altos product partnered with the Transit panel system captured the image that City National Bank desired.

TEKNION SUSTAINABILITY STATEMENT

TEKNION EMBRACES SUSTAINABILITY AS A FUNDAMENTAL PRACTICE, CONSISTENT WITH THE PRINCIPLES THAT GUIDE OUR BUSINESS ENDEAVORS. WE WILL CONTINUE TO IMPLEMENT SUSTAINABLE SOLUTIONS BECAUSE THESE PRACTICES ARE ESSENTIAL TO THE FUTURE SOCIAL, ECONOMIC AND ENVIRONMENTAL VIABILITY OF OUR WORLD.