

Coil Construction Provides High-Quality Tenant Finish in Columbia for Williams-Keepers LLC

Since 1966, Williams-Keepers LLC, a public accounting and business consulting firm, had been headquartered in a three-story building in Columbia, Missouri, where they occupied all three floors. When the opportunity arose to consolidate their operations and custom design a space on the first floor of a new two-story, 40,000 square foot office building, the firm decided to relocate. The building, located at Shelter Office Plaza at the northeast corner of Broadway and Stadium, was completed in 2006. Except for the restrooms and HVAC ductwork, the first floor space was a wide open slab of concrete.

Williams-Keepers completed a similar consolidation of their Jefferson City office in 2001, moving from two floors at one location to one floor at another.

In the fall of 2006, Coil Construction, Inc. was selected as the design-build contractor for the interior finish. The Coil project team included Randy Coil, President/Project Manager, and J.V. Scofield, Project Superintendent. Peckham & Wright Architects, Inc. (PWA), was selected as the design-build architect. Chris Davis, AIA,

Principal, PWA, was the project architect. Timberlake Engineering was the MEP engineer. Wendy Gray, Principal, Gray Design Group, was the interior designer.

With a new tenant having been signed to occupy Williams-Keepers existing space, and with Williams-Keepers new lease set to begin on June 1, 2007, a firm end date for completion of the project was established. The design-build team stayed on schedule, enabling Williams-Keepers to open their doors at the new location on May 29, 2007. The project was completed on budget and without an injury accident.

Coil Construction handled a variety of preconstruction services to facilitate the design and budget goals. They also coordinated interaction between the various parties involved, including the architect, engineer, and interior designer.

‘EXCEPTIONAL CRAFTSMANSHIP’

One of the key features of the space is the carpentry work, which Coil Construction self-performed, said Randy Coil. “The fit and finish of the carpentry is a big part of what makes their new office so special,” he commented. “J.V. Scofield set the bar very high not only for our carpenters but for our subcontractors and suppliers. The craftsmanship is exceptional all the way through.”

Construction of the space began with framing and installation of the drywall on the perimeter offices. This was followed by modification of the ductwork for the HVAC. Construction of the core offices and various other spaces, including the café and kitchen, was next. This was followed by coordination of the special order light fixtures and installation of the framework for the suspended ceiling. Installation of the flooring and furniture was one of the final items.

The new space has 25 offices on the perimeter. There are an additional 35 interior offices, 34 of which have partial-height walls. The latter offices are open at the top; there is a 3’ 6” gap between the tops of the walls – which are 7’ high – and the 10’ 6” ceilings. This means that the ceiling throughout the area

of the partial-height walled offices is visible, creating a sense of openness and facilitating an interactive environment for auditors, tax consultants, and other members of the team.

BUILT-IN FLEXIBILITY

The partial-height walled offices are framed with metal studs and covered with



EXECUTIVE BOARDROOM

The executive boardroom is on the west perimeter and features Brazilian cherry hardwood flooring and broadloom carpeting. The boat-shaped conference table features a 20’ x 5’ custom table top in black granite. Around the conference table are 18 highback chairs trimmed in gunmetal leather. The wood finish on the credenza (in the background) is a medium sapele. A plasma TV is on the far (north) wall. An interactive whiteboard is on the opposite (south) wall. Combined with a wireless projector (which descends from the ceiling) and a computer monitor, the whiteboard acts as a touch screen monitor. Notes taken on the whiteboard with special marker pens can be saved electronically and the files shared with participants. The glass walls feature 10”- and 12”-square panes of glass with muntin bars (sectional dividers) made of poplar wood stained to match the cherry veneer on the solid core entry doors (at right). The doors are 8’ tall x 3’ wide. Automatic shades control the natural light which enters the space through the west storefront windows (out of view, at left).

– Creative Photo

Builders’ Association Subcontractor Members Who Worked on the Tenant Finish for Williams-Keepers LLC

- Boone County Millwork
- Elliott’s Custom Cabinets, Inc.
- Hulett Heating & Air Conditioning
- Imhoff Construction, Inc.
- Koonse Glass Co., Inc.
- Marathon Office Interiors
- Meyer Electric, Inc.
- Quality Drywall Construction, Inc.



RECEPTION AREA

In the Williams-Keepers reception area, black honed granite wraps around the custom reception station, which is 164” x 30” and features sapele veneer with brushed nickel trim. Black honed 18”-square granite floor tiles and broadloom carpet follow precisely the arc of the reception station. Granite was also used on the reception desk transaction counter. Custom leather panels grace the front of the reception station as well as the wall behind the reception station. The leather was attached to the wall in three sections. The framed effect is created using contrasting stitching.

In the hallway at left, the floor follows the soffits in the ceiling. The rectilinear wood framing used on the east wall of the boardroom (at the end of the hallway) is repeated on the exterior wall of the three conference rooms, which are accessed from the hallway and line up with the decorative soffits and recessed troughs. Granite floor tiles outside the conference rooms border the carpeting. Sconces provide indirect lighting in the reception area and hallways.



– Creative Photo

drywall, making the working environment feel more permanent, stable, and substantial than would be the case with modular cubicles, said Chris Davis. They also provide interior flexibility for more than one person to work (an important feature during tax time). Additionally, coupled with the high-end finishes, they help eliminate a sense of hierarchy between Williams-Keepers members and associates.

Coil Construction custom-built the corner pieces of glass on the end walls of the partial-height walled offices. The custom-built corners help maintain a level of transparency throughout the facility. Office walls throughout the space incorporate extensive use of glass, allowing as much natural light to penetrate the space as possible, added Chris Davis. On the sound wall partitions, 3-1/2” sound insulation was used.

The entrance to the space is on the east, off the main lobby. The full glass entry doors have brushed chrome aluminum door handles. Behind the receptionist desk is a fabricated wall panel with leather tiles. The curvature of the radius soffit matches the curve in the main desk and the curvature of the flooring where the tile meets the carpet. Quality Drywall Construction, Inc. framed the radius soffits and wall partitions throughout the space. They also installed the acoustical ceilings.

To ensure that the arc of the flooring materials followed the exact shape of the reception station, the station was placed on the concrete slab so the outline of the station could be traced. The station was then moved and the flooring materials installed, said Greg Wolff, President/Co-Owner of Marathon Office Interiors. Marathon supplied and installed the floor coverings and furniture.

The space has four conference rooms:

Much of the finish-out work took place in the spring, our busiest time of year, so it was important for us to focus on serving our clients at our old space during construction of the new space. Randy and his associates at Coil Construction worked with us to keep the project on time and on budget while helping us to achieve the look and level of sophistication we wanted. The result is one of the most attractive and efficient office spaces in Central Missouri.

– Russell A. Starr, CPA
Managing Member,
Williams Keepers LLC

three 16’ x 12’ rooms at the center of the space and a 45’ x 20’ executive boardroom on the west side.

GEOMETRIC PATTERN

The squares in the Williams-Keepers logo are a key design element running throughout the space. They are used to frame each of the letters in the logo signage behind the reception desk (photo on page 10, at lower-left). They also figure prominently in the geometric grid incorporated on the east wall of the boardroom and the south wall of the three conference rooms.

The boardroom features a radius wall with curved framework which holds 10”- and 12”-square panes of glass. The wall was assembled into sections from raw poplar material and stained to match the cherry veneer of the solid core doors before being brought to the space, said Greg Brueggemann, Commercial Sales Manager, Boone County Millwork. The wall sections were then installed by Coil Construction.

Great care was taken to ensure that the framework, glazing, and muntins (the individual 10”- and 12”-long rectangular strips of wood separating and holding in the panes of glass) were laid out in a precise curvilinear pattern. The muntins are also made of poplar and stained cherry.

Boone County Millwork supplied the doors throughout the space as well as the finish hardware. They also assembled both the rectilinear glass framework on the three conference rooms and the prehung door jambs. Meyer Electric, Inc. worked closely with the architect, engineer and interior designer to meet the architectural lighting and design requirements.

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ANTEROOM

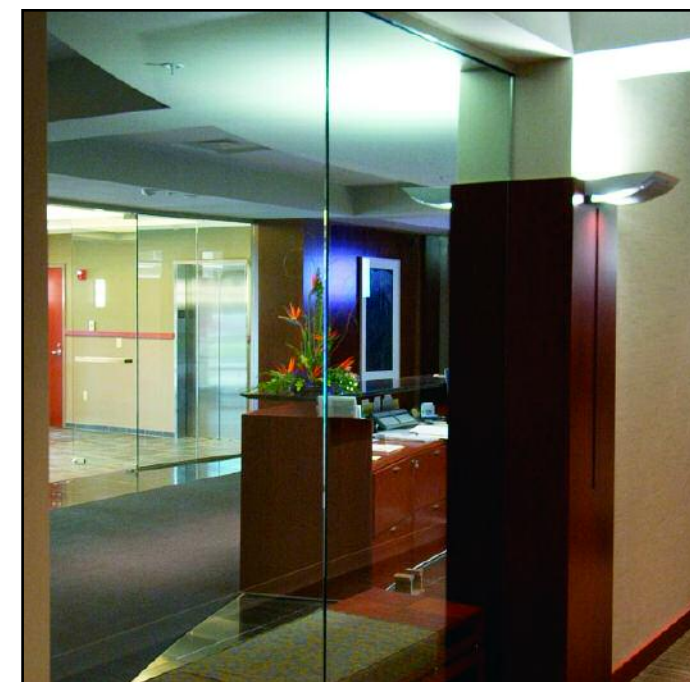
The Brazilian cherry hardwood flooring used in the anteroom flows into the boardroom, unifying the two spaces. The two lounge chairs and sofa have a plush mohair material. Between the chairs and sofa is a lounge table with sapele veneers and mahogany solids.

Williams-Keepers

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There are three work areas for assembling packaging and documents to be mailed. The largest work area (about 22’ x 25’) is near the mail room on the south central portion of the space. Additional work areas are located on the north and south. A 35’ x 17’ café for dining and training is located near the center of the space, on the north, and is adjacent to an 11’ x 25’ full kitchen.

“The design-build team’s primary challenge was to fulfill Williams-Keepers’ requirements for a first-class facility not just for their clients, but for their staff at every level,” said Randy Coil. “We are proud to have done so within their time frame and designated price point.” ▲



RECEPTION AREA

View from the corridor behind the reception area. Half-inch thick tempered glass abuts the wood which wraps around the end of the wall at right. The front lobby and elevator are visible through the glass entrance to Williams-Keepers space. The vertical line (beneath the sconce) in the wood column is a decorative reveal.



CAFÉ

The café provides a place to enjoy coffee and lunch. It is also serves as a workroom for company meetings and is set up for videoconferencing with Williams-Keepers’ office in Jefferson City. From this vantage point, the full kitchen is behind the photographer. The wall has textured gray-gold metallic wallpaper. The industrial look of the wall treatment carries over into the silver metallic chair frames and gives the room energy and pizzazz. Each row of modular carpet tiles is a different color, adding to the fun and lively feel. A café height table with stools is in the foreground and standard height tables with chairs are in the background. The tables have mustard-colored laminate tops.