WHY MASONRY?

CASE STUDY

INDIO CORPORATE YARD – INDIO, CALIFORNIA

Supplier: Angelus Block

Architect: Pitassi Architects, Inc.

Owner: City of Indio

GC: EDGE Development

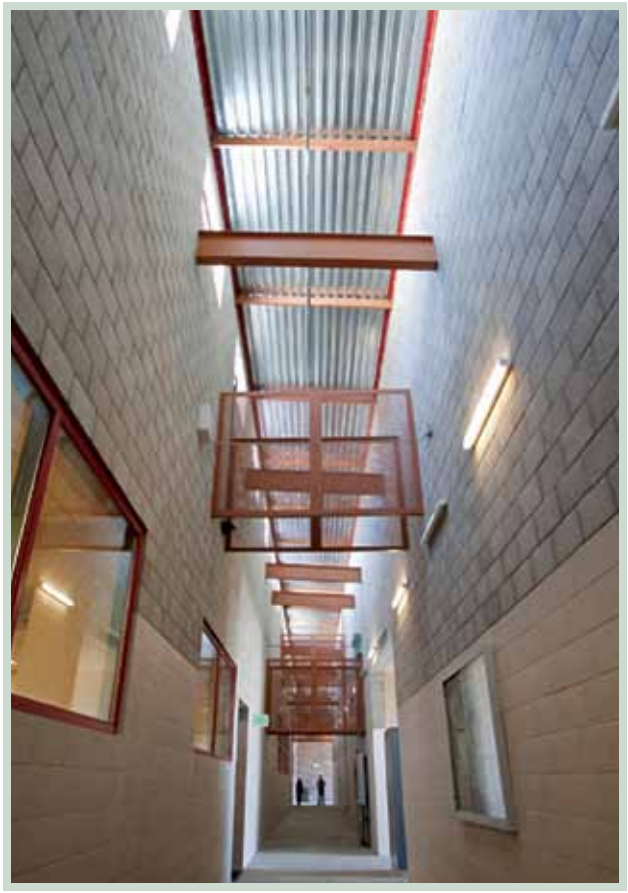
Mason: Nibbelink Masonry

The Corporate Yard is a 40,000 s.f. municipal service center for the city of Indio, home to the city's Public Works Department and the Indio Water Authority. It includes administrative offices, vehicle maintenance facilities, and amenities for field crews and staff. The new facility replaced the city's previous maintenance facilities, providing infrastructure to meet the city's needs into the foreseeable future.

The project's triangular site, complex program, and restraints imposed by large vehicle access requirements were critical concerns. The Architect's solution to these issues was an L-shaped building that divided the program into two wings and created a secured yard for the city maintenance fleet. In response to the powerful desert sun, the building was detailed with protected openings, thick walls utilizing CMU at exteriors, and a cool roof.

Although the client did not require LEED certification, the project employed sustainable principles, making extensive use of natural lighting by way of low-e, north-facing windows, light wells, and monitors. The building's form, massing, and detailing were manipulated to mitigate the negative impact of desert sun and increase the efficiency of HVAC and artificial lighting, minimizing energy consumption.

A dramatic departure from the local design vernacular, the project utilized a contemporary materials palette in which CMU produced by Angelus Block provided both a functional and



structural backbone and a key aesthetic element. Ribbed metal panels wrapped above split-faced and precision bands of CMU in varied colors emphasized the building's horizontality and tied it to its desert environment. Signature vertical elements such as a slate tiled accent wall lent a civic presence to a building type that is often dismissed as purely utilitarian. The project set a progressive tone for future civic work in its region and received a 2011 Design Award from the American Institute of Architects Inland California Chapter.

The Architect selected concrete masonry for its durability, ease of maintenance, cost effectiveness, and aesthetics. "The vehicle repair bays and crew workshops were anticipated to receive heavy use", said Peter Pitassi, AIA, LEED AP, design principal of Pitassi Architects, "CMU's ability to resist punishment made it perfectly suited for this application. Using CMU as both finish material and building structure saved time and money during construction by its availability and easy installation."

Concrete masonry was used for load-bearing and shear-resisting structural walls throughout the project. Internal partitions in areas expected to receive hard use were also constructed of CMU. Finished on the interior with epoxy paint, the 8" and 12" thick reinforced masonry walls are expected to wear well over time with minimal maintenance.

Additional Photos

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