

Cummins Corporate Office Building

Columbus, IN





Category: Interior/Fit-out

Project Type: Workplace

Address: 500 Jackson St, Columbus, IN 47201

Completion: May 31, 2021

Architect's Statement

An important example of modernist architecture designed by renowned architect Kevin Roche, Cummins' global headquarters in Columbus, Indiana, needed an update to better serve a modern workforce. This 250,000 sf renovation of the overall 370,000 sf building had explicit design guidelines established early in the design process to both preserve history through updates that honor Roche's original intent, yet propel this meaningful place forward with design interventions that bring the workplace into an innovative 21st century space.

To understand the original design motivation and mechanics, the team meticulously studied every iconic detail from the exposed octagonal concrete columns and

coffered ceilings; the end-cut wood, tinted glass and mirrors; to the museum-quality art installations popular with visitors and tour groups. This enabled the team to discern which elements must not be altered, and which required adaptation or replacement in the effort to modernize and create a true Cummins Smart Office that prioritizes employee experience.

The boldest modification to the building is on the facades facing the garden and historic Cerealine building, where concrete walls have been replaced with clear glazing to provide greater visibility and access to nature. Yet even this move was made with great respect for the original design, as the horizontal banding and wall structure is maintained.



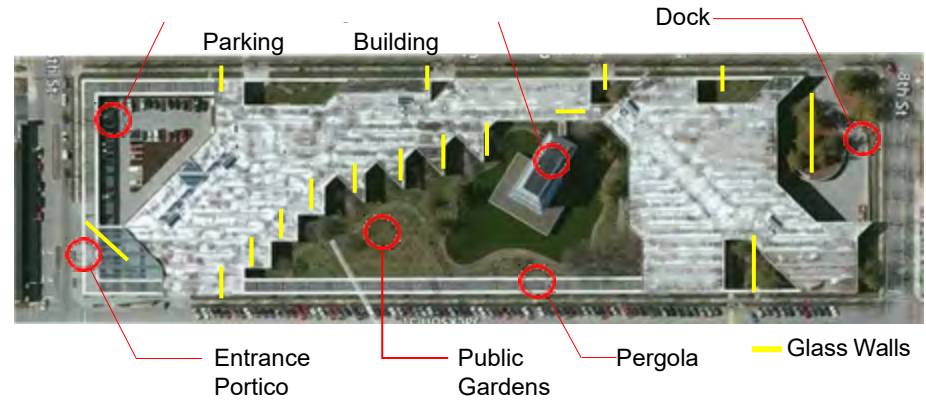
Site

The three-block-long COB is built on the site of Columbus' original trainyard, so its many angles were inspired by the direction of the rails that once moved through the site.



"The strong exterior column expression relates to the Portico of the adjacent Post Office building built in Columbus" by Roche.

KRJDA Website krjda.com/sites/cumminshqinfo1.html



The corner of the building nearest the center of the city is cut away to provide a visitor's entrance and also to recognize the small park across the street at Irwin Union Bank

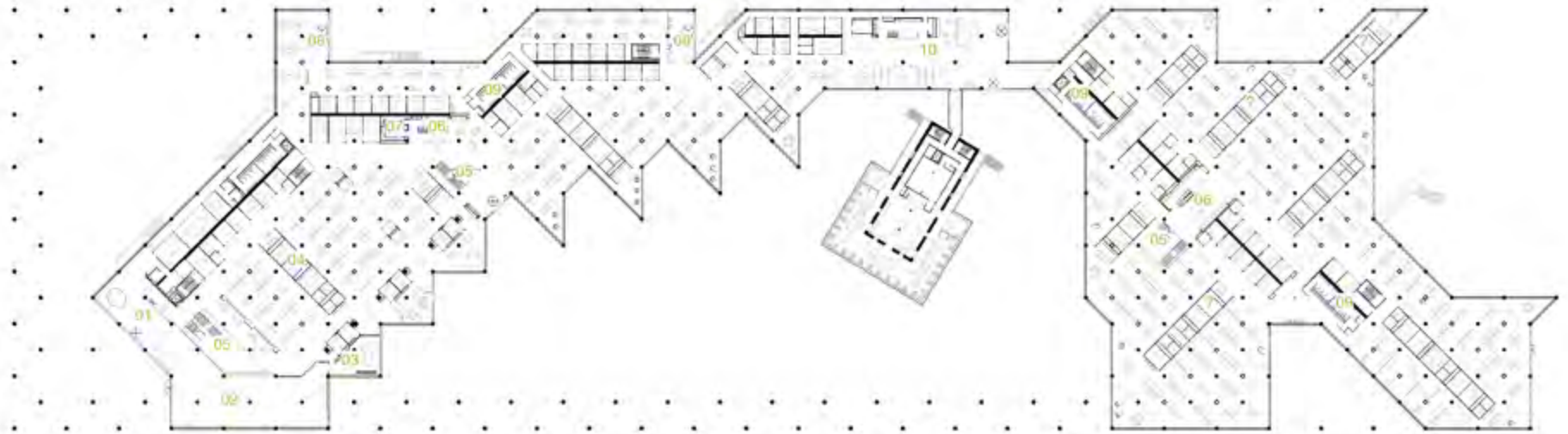
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"An arcade of columns connects the two embracing ends of the main structure and establishes both the continuity of the street line and the containing wall of the public garden."

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FIRST LEVEL

- 01 LOBBY
- 02 MUSEUM
- 03 CUSTOMER MEETING
- 04 TYPICAL MEETING ARMATURE
- 05 OPEN TO BELOW
- 06 SOCIAL HUB
- 07 AVE C
- 08 EMPLOYEE ENTRY
- 09 RESTROOMS
- 10 TOWN SQUARE



Interior Design & Workplace Improvements

Updated finishes and new LED lights improve the building's lighting levels and acoustics, which was a large concern in the original dark and maze-like space. The design team and Acousticians study modifications to both maintaining acoustic privacy while enlivening the overly absorbed sound bringing life and activity to the workplace.

Open interior staircases have been realigned to offer new visual wayfinding cues, enhance vertical circulation and connectivity, and bring light into the lower-level meeting spaces. A prioritized goal for Cummins was to not have anyone working in the basement to give people equal access to daylight and make space for a large conference center on both halves of the lower level.

Reconfigured neighborhoods of desks maximize the building's available real estate, ensure all employees a main-level workstation, and ease circulation along the building's spine. A new central hub called the town square provides much-needed space for collaborating and socializing. And film now covers the abundant mirrors that often had a disorienting effect on employees trying to navigate the COB.

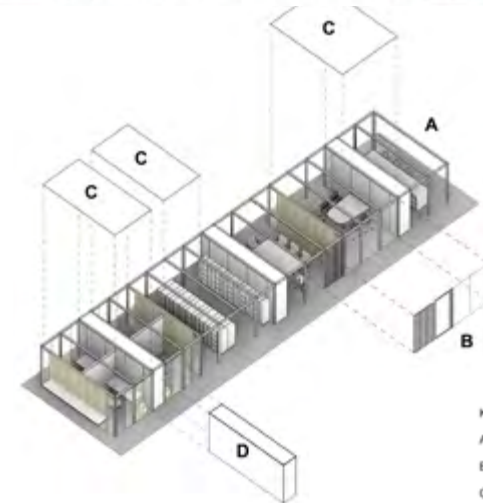


The "Armature"

Cummins' Smart Office strategy dictates that all employees must have shared resources such as meeting spaces and copy rooms within 50' of their workstations, while the building's original design intent also suggests that no enclosed rooms should touch the perimeter. To satisfy both conditions, furniture-like "armatures" oriented with the building's circula*Early Concept Diagram wayfinding elements and neighborhood hubs.



EXISTING WORKPLACE



- KIT OF PARTS:
- A. ARMATURE FRAME
 - B. GLASS WALLS IN ENCLOSED ROOMS
 - C. CEILINGS OVER ENCLOSED ROOMS
 - D. MECHANICAL CHASE SURROUND



The lobby is open to the public, and features restored original wood flooring as well as flexible, mobile furnishings that allow the space to be used for events.



Museum Experience

Cummins' original "exploded engine" artwork by Rudolph de Harak was cleaned and restored and moved to a more prominent position in the lobby, where it is now visible from inside and out with more significant lighting.





EXISTING WORKPLACE & EXTERIOR WALLS

The central “town square” space subtly brings the COB’s full color palette together in a commissioned art piece designed and installed by Project1One : an abstraction of an engine representing Cummins’ past and future.





New windows and doors improve employees' access to the renovated garden landscape and water feature, and a terrace has been added to the Cerealine building for outdoor dining.

Color is used sparingly in order to maximize its meaning and impact, and to mimic the original aesthetic. Colored panels on the walls and furniture vary from warm tones in the building's southern spaces to cool tones in the north, and offer an indication of where you are in the building.







