

# Richard's Boulevard Office Complex

## Project Overview

The Richard's Boulevard Office Complex (RBOC), located in Sacramento's dynamic River District, showcases a paradigm of modern design intertwined with environmental stewardship. Occupying 17.3 acres, the complex houses four office buildings, each ranging from seven to 11 stories, culminating in approximately 1,250,000 Gross Square Feet of innovative workspace. The project, aimed at achieving Zero Net Carbon (ZNC), is a beacon for sustainable development, seeking LEED Gold Certification. Its design enhances urban connectivity and promotes community engagement through thoughtful landscaping and infrastructure.



## The Challenge

Integrating façade access solutions that comply with Title 8 Regulations while ensuring seamless coordination with the structural framework and trades posed a significant challenge. The project demanded solutions that not only met regulatory requirements but were also congruent with the architectural ethos, enhancing functionality and safety without compromising design.



## The Solution

Addressing this challenge, Tractel's® Integrated Design Services (IDS) experts developed a tailored façade access solution for each building, including Davit Pedestals, Portable 8'6" Davit Arms, Fall Protection Systems, Horizontal Lifeline Systems, Powered Platforms, and Intermittent Stabilization Anchors (ISA's). This comprehensive strategy guaranteed regulatory compliance and improved the operational safety and efficacy of building maintenance.



## Unparalleled Collaboration

The project's triumph was significantly amplified by the synergistic collaboration with the project team, especially Hensel Phelps and ZGF Architects LLP. Their receptiveness to our design input and commitment to joint problem-solving set a new precedent for project execution, illustrating the substantial benefits of cohesive teamwork in achieving project objectives.



## Inspiration for Integrated Design Services (IDS)

The collaborative achievements and design innovations realized in the RBOC project served as the cornerstone for the development of our Integrated Design Services (IDS). Drawing from the project's success, IDS was conceived to encapsulate the efficiency and teamwork exemplified by our work with Hensel Phelps and ZGF Architects. This new service platform is bolstered by a dedicated team focused on assisting project teams from the outset, ensuring that future projects benefit from the same level of efficiency, innovation, and collaborative success experienced during the RBOC project.



## Impact

The proactive engagement and collaborative ethos underpinning the project have streamlined the construction process, enhancing productivity and setting new standards for architectural projects. The collective expertise and innovative approach have culminated in a facility that not only meets but advances industry benchmarks.

## Project Timeline Highlights

- **Groundbreaking:** 08/18/20
- **Steel Topping Out Ceremony:** 09/02/21
- **Concrete Decks Complete:** 04/12/22
- **Completion Target:** Spring 2024

These milestones are a testament to the strategic progress and collaborative synergy that have marked the project's journey towards completion.



## Conclusion

The Richard's Boulevard Office Complex transcends its physical structure to embody the essence of strategic collaboration, innovation, and foresight. Inspired by the design achievements and effective teamwork with Hensel Phelps and ZGF Architects, our Integrated Design Services are a direct outcome of the efficiencies and collaborative success demonstrated in the RBOC project. With a dedicated team poised to support project teams from the early stages, IDS ensures that future projects are imbued with the same spirit of innovation and collaborative excellence that is Tractel's® hallmark. Following its completion, the RBOC stands as a beacon of what can be accomplished when industry leaders unite towards a shared vision of architectural excellence and sustainability.

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