BANK OZK - 23 SPRINGS - DALLAS, TX

In the dynamic world of commercial furniture design, the convergence of innovation and collaboration is essential to achieving exceptional outcomes. The Bank OZK 23 Springs project in Dallas, Texas, exemplifies this philosophy, showcasing how CET played a pivotal role in the project's success. Our involvement spanned multiple capacities, working with both the manufacturer OFS and directly with the end user - Bank OZK, demonstrating the versatility and effectiveness of CET throughout the design development, specifications, procurement, and installation documentation phases.

COLLABORATION WITH OFS

The first phase of this project began when OFS was invited to bid on the private offices and workstations for Bank OZK for (4) floors in a new high-rise building in downtown Dallas. OFS partnered with Cove Creek Design to work through preliminary options that met the complex requirements of the furniture and the bid process. This involved crafting detailed design proposals and engaging in live design sessions with the Bank's Facilities Design Director over three months to refine design options and work through custom solutions.

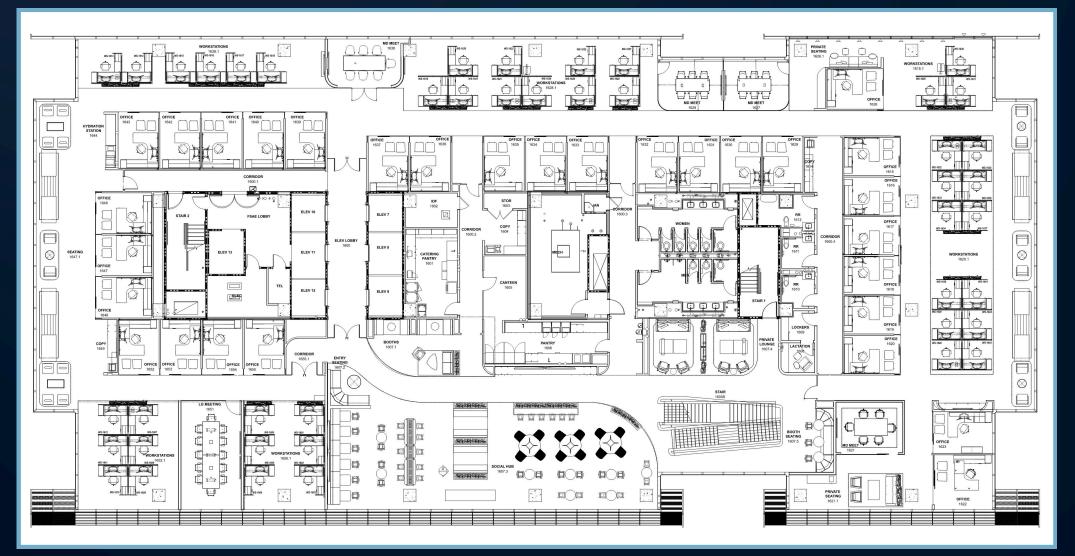








Preliminary Workstation Options



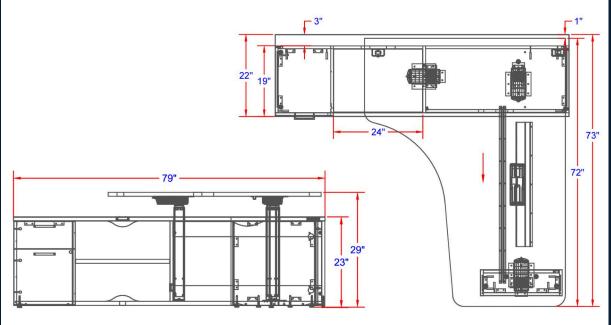


Final Floor Plan - Private Offices, Workstations, and Ancillary Combined

RENDERINGS TO ENGINEERING DRAWINGS

During collaborative live design sessions, we utilized CET to fly through the full floor plans illustrating various workstation layouts and their capacity to meet the bank's needs. The interactive nature of CET allowed us to showcase OFS furniture in real time, enabling us to refine our designs and present realistic solutions in meetings, eliminating time-consuming back-and-forth communication to work through design decisions. As we developed the vision with Bank OZK, we determined that we needed custom solutions for many pieces. Our collaboration with the OFS specials department was key to ensuring that our vision was executable. We created renderings and preliminary drawings in CET to show in detail how the furniture needed to look and function. We utilized the edit graphics tool to modify a standard desk to have a new shape top, and the credenza to have different storage options as well as a gap a the back for power components. OFS was then able to develop engineering drawings to confirm precisely how those pieces would be built and work together. OFS was selected as one of the final three manufacturers to move on to the mock-up stage of the bidding process. The mock-up design was meticulously reviewed with Bank OZK by visually examining the models in CET to ensure every detail would work for power, cable management, equipment, ergonomic tools, and user experience.



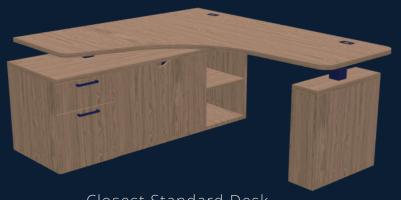




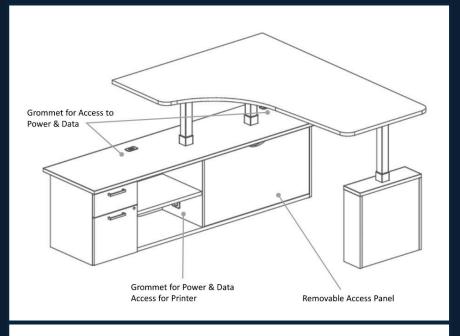


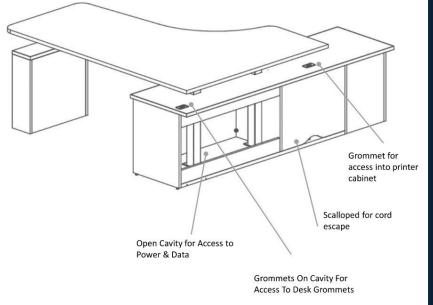


Workstation - Mock Up



Closest Standard Desk





Custom Designed Desk - Engineering Drawings





Black Tint Glass

Magnetic Back

Custom Pind Board

Laminate Shelves

On Surface

Power Data USB. & USBC

Pull-Out Tower

BANK OZK - DESIGN DEVELOPMENT

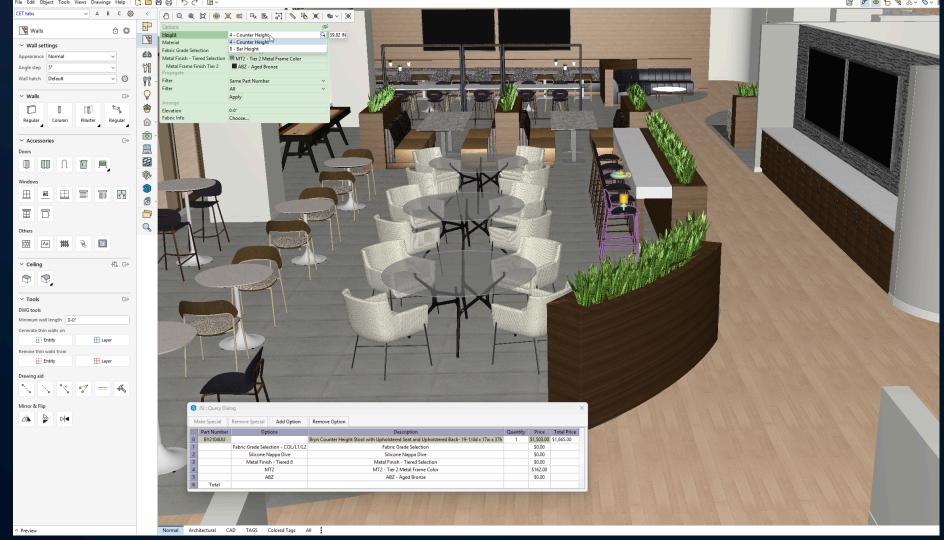
After the bidding phase, we transitioned to working directly with Bank OZK. The Facilities Design Director appreciated our detailed presentations and the interactive capabilities we offered through CET. As an independent contract furniture design firm, we leveraged our access to multiple manufacturers to provide tailored solutions that met the bank's diverse needs. This flexibility was particularly beneficial as the designer sought to incorporate many different lines of furniture that a single dealership would not necessarily be able to show in single drawing.

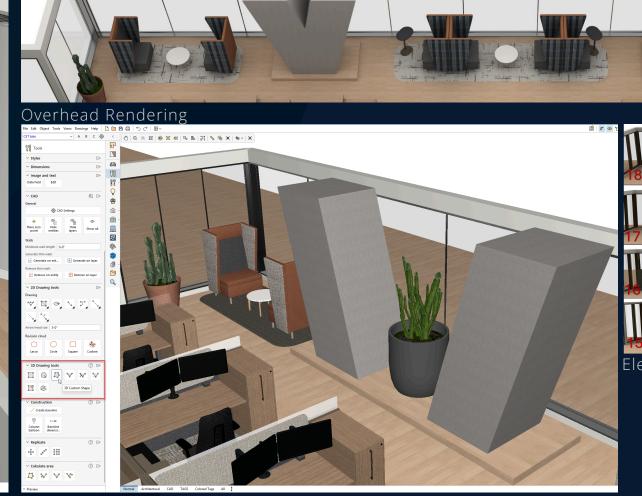
Over 3 months, we collaborated to develop the ancillary packages to be presented to the Bank President for approval before sending selections out for bidding. I received the CET file from the dealership that won the contract for private offices and workstations. This allowed us to seamlessly integrate ancillary pieces, lounge, and building features into the existing CET file with all of the final workstations and offices. The majority of our time spent developing the design of the ancillary spaces was in the CET model - live designing, exploring various furniture lines, and testing the fit and feel of the product. The ability to quickly see and understand the options of each line was critical. We were able to evaluate and eliminate options based on the specific criteria for material and size offerings. We spent some time doing quick list price exercises in calculations to see if certain pieces would fit into the overall budget or how they compared to other similar items.

Throughout our presentation meetings, CET served as our primary tool, enabling us to effectively convey the design concepts, scale, and spatial relationships. We "walked" through spaces in CET, which, up until this point in the building construction process, the Bank President had not seen all of the elements of the project together in one place - furniture, building finishes, technology, art, lighting, and plantings. This approach proved especially useful in demonstrating how unique architectural elements, such as columns, interacted with lounge pieces going between them. Each floor had different angles and protrusions. We built exact replicas of the unique columns with the 3D tools. We traced a scaled elevation from construction documents to get the exact shape and angle of the column, then gave the shape thickness, and then rotated the shape to be right side up.



Column - Site Visit







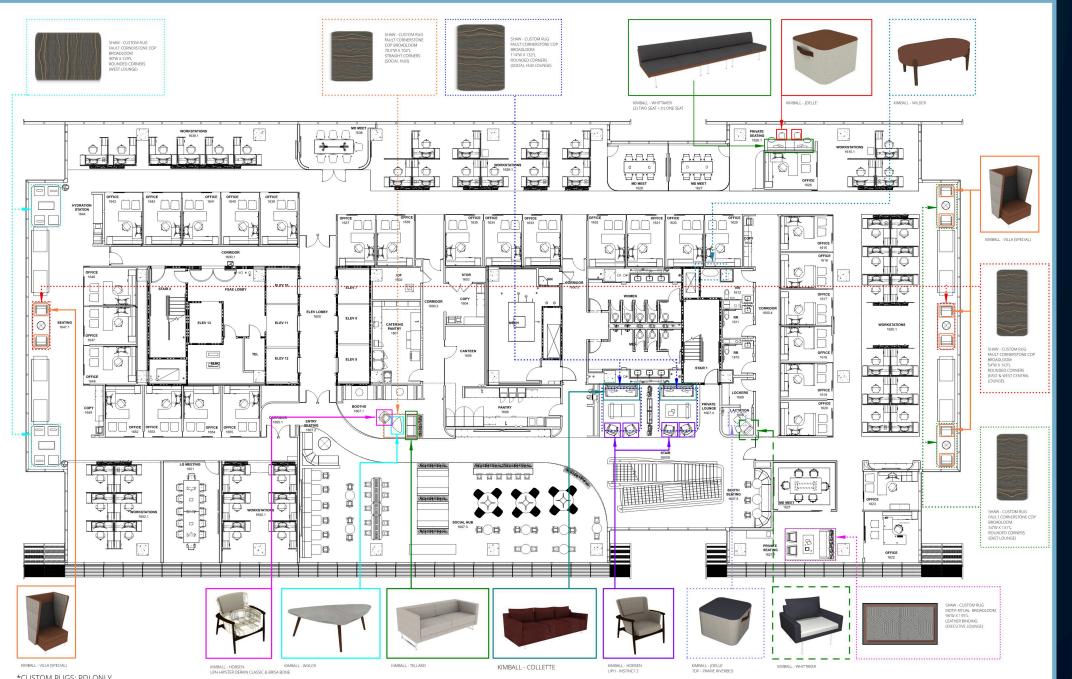


BANK OZK - RFP / INSTALL DOCS

After final approval of the furniture packages, we set our sights on generating bid documents. The renderings generated from CET were instrumental in creating comprehensive packages for ancillary items, which were distributed to various dealerships. Specifications were copied directly from CET to ensure that the specifications requested were accurate and real. Once the bids were awarded, we produced detailed installation drawings for each vendor, utilizing color-coded lines and boxes to clarify the placement of furniture. This clear communication facilitated the creation of punch lists for each vendor, streamlining the installation process and ensuring that all items were accounted for or what needed attention.

The Bank OZK 23 Springs project stands as a testament to the power of collaboration, innovation, and the strategic use of design tools like CET. From the initial bid process with OFS to the comprehensive development of ancillary packages for the bank, every phase of the project emphasized the importance of detailed planning and visualization. Our ability to adapt and utilize CET not only enhanced our presentations but also fostered a deeper understanding of the design's spatial relationships. This project ultimately highlights how effective use of technology and collaborative efforts can lead to remarkable outcomes in commercial

design.



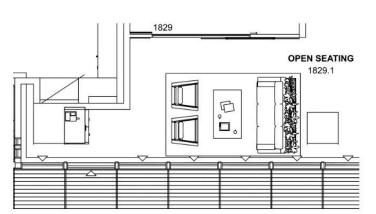




Site Photos

LEVEL 18 – 1829.1 (COFFEE BAR)





Art Installation Document

LEVEL 16 – SOCIAL HUB

MANUFACTURER | KIMBALL INTERNATIONAL

SERIES / COLLECTION | HOBSEN

MODEL# | N58L1MUAX

DESCRIPTION | HOBSEN, LOUNGE, MID UPH BACK, ARMS, CONTRAST

UPHOLSTERY | MULTIPLE FABRIC APPLICATION

ACCENT - ULTRAFABRICS BRISA BONE 533-3822

EXTREME BACK, BACK & SEAT - HBF HIPSTER DERKIN CLASSIC 904-11

OPTIONS | FINISH - URBAN ON WALNUT



QTY | 1 | PRICE EACH | TOTAL |

RFP 1 | PHASE 6: ANCILLARY - SOFT SEATING - 23 SPRINGS



HOBSEN

RFP Document



