

Facility at a Glance

Total Size:	337,400 sq. ft.
Office Space:	192,500 sq. ft., expandable by 18,000 sq. ft.
Facility Description:	Steel structure with stone base and façade of metal panel, aluminum and glass curtain wall
Design/Architect:	EwingCole, Philadelphia
Construction Manager:	Alvin H. Butz, Inc., Allentown
Construction Period:	Nov. 2004 – May 2006
Number of employees in Center Valley:	More than 880



Special Features

Olympus' headquarters of the Americas includes various special features that reflect the company's precision technology solutions in its core business areas of Cameras and Audio, Industrial Measurement and Imaging Instruments, Life Science Imaging Systems and Medical and Surgical Products, as well as its customer-centricity and commitment to its employees.



Medical Products Showroom

Olympus' state-of-the-art medical products showroom was created to enable customers to interact with the company's products in a simulated clinical environment. The showroom features diagnostic and therapeutic equipment used in general surgery, gynecology, urology, gastroenterology, pulmonology and ENT procedures.



Life Science Imaging Systems Showroom

This showroom provides a location for product demonstrations and training with Olympus microscopes and imaging systems. It features clinical digital imaging systems, such as the NanoZoomer; and various clinical and research microscopes. In addition, a larger training room nearby provides a location to set up multiple pieces of equipment and deliver lectures in a classroom environment. Both customers and Olympus staff utilize these facilities every week.

Conference Center

The Olympus conference center is 6,000 sq. ft. and can be configured for seating up to 400 people auditorium style or 250 classroom fashion. The auditorium is dividable into three independent sections each with their own audio-visual systems. It has wireless technology, as well as state-of-the-art projection and sound equipment and videoconferencing capabilities. The auditorium is serviced via a rear hall to enable speakers to enter from the front of the room, as well as to allow service from the Olympus Café located next to the conference center.



Daycare Center

The office campus includes a 12,300 sq. ft. full-service daycare center for the children of Olympus employees. Managed by Hildebrandt Learning Centers of Dallas, Pa., it operates weekdays between 7:30 a.m. and 6:30 p.m. The center offers full and part-time care -- focused not just on care but also on learning -- including food, and can accommodate more than 90 children, ranging from infants to full-day Kindergarten (and includes Kindergarten curriculum). In addition to classroom space, the center has a fenced outdoor playground that is divided into areas for children of different age groups, while the interior offers a separate area for art activity, dramatic play and interior activity. These are features not found in the overwhelming majority of childcare centers in Pennsylvania.

Olympus Café and In-House Catering Service

The Olympus Café, managed by Flik, a wholly owned subsidiary of the Compass Group, features several unique dining venues for breakfast and lunch. All food is freshly prepared every day. The café operates from 7:30 a.m. to 9:30 a.m. for breakfast. From 7:30 a.m. until 11:30 a.m. and after 2:00 p.m., a Starbucks restaurant offers specialty coffees and teas and snacks. The café is open for lunch from 11:30 a.m. – 2:00 p.m. It also provides food service to the Olympus Daycare Center and offers take-out dinners for employees. The café is also able to provide catering for in-house conferences and can serve dinners for up to 600 people.



Design Principles



Design of Olympus' headquarters of the Americas was guided by the following principles:

- Building and site as a showcase for Olympus' products and corporate identity
- Products support the continuum of life
- Importance of product innovation and excellence
- Established, humanistic work ethic
- Importance of workplace amenities
- Dynamic and contemporary
- Japanese aesthetics, e.g., asymmetry, simplicity and transparency
- Take advantage of site's strong natural characteristics, e.g., woods, lake views

U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Features

- Positioning of the buildings around the edge of Lake Thomas, to protect the open habitat
- Glass facades and open work spaces to enhance employee views of our natural surroundings and introduce daylight to building interiors
- An underfloor air distribution system for localized ventilation rates and thermal control
- Lighting to promote controllable illumination levels utilizing occupancy sensors and task lighting
- Indigenous plant species landscaping and hands-free faucets and toilet flush valves to reduce water consumption
- Collection systems to recycle office paper, beverage containers, corrugated cardboard and electronic scrap
- Ozone-friendly chemicals in all HVAC and fire suppression systems
- Exterior lighting fixtures that limit night sky pollution
- Bicycle storage lockers to encourage alternate transportation to the site
- Playground equipment at our on-site Child Care Center incorporating recycled materials

Exterior Design

The architectural exterior design was influenced by the following:



Olympus Products

- Olympus' optical-based products are made of metal and glass. These materials, along with steel, were selected for the exterior of the facility
- The goal was to create modern, streamlined façades that mirror the efficiency and precision of Olympus products

Facility Site

- To capitalize on the site's natural vistas, the architecture employs long expanses of glass to enhance the long views to the outdoors throughout the interior of the headquarters.

Interior Design

Design Criteria

- Integrate with site and exterior strategies
- Modularity
- Provide maximum access to light and views
- Create flexible office plan with a solid core
- Stress importance of circulation/common areas
- Use simplicity, clean lines and color

Underfloor Air Distribution

The facility's underfloor air distribution periodically injects air into a raised access floor. Outlets in the floor assess temperature and deliver air directly into the occupied zone with a high degree of ventilation effectiveness. The underfloor air distribution reduces fan energy because the floor plenum and supply outlets offer lower resistance than conventional ductwork and control elements. There is no ductwork in the ceiling, only return air grilles.

Advantages:

- Increases employee comfort due to improved air quality that can increase productivity and decrease absenteeism
- Creates flexibility to change/move work stations and people due to reorganizations and/or management style changes
- Makes IT upgrades easier
- Enhances attractiveness of facility for long-term appreciation in value



Economic Development, Site and Landscape

The Olympus brand and the location of the headquarters in the Stabler Center have spurred further economic development there. Several other construction projects have been completed at the location, including an upscale shopping center and office buildings.



The design team drew from the site's natural cues, positioning the facility around the edge of Lake Thomas, the predominant site cue. The site was conceptualized into an outer public zone and an inner, lakeside zone, acknowledging the difference between these zones. The outer zone was designed and landscaped to increase visibility along access roads and Interstate 78. The inner zone hugs the edge of Lake Thomas; emphasizes internal community; and acts as a transitional space, linking outdoor seating, dining, recreational paths and event spaces to the building's interior landscape.

The landscape concept drew on connections between the site's natural vistas and the views employees have from within the buildings. Site opportunities included gentle slopes and open fields, existing mature wooded areas, Lake Thomas (a seven-acre lake), visibility from I-78, transportation access and vistas to borrowed landscape.

The approach to the Olympus headquarters was extended to optimize the wooded location. This recasts the "office park" feeling for visitors, who experience a winding, landscaped drive to the facility, and establishes a prominent entry sequence, even with potential building expansion.

The entrance drive is lined with flowering trees, and the main building entrance is defined with boulders, plantings and special paving. A perimeter service drive separates the formal site areas from the service areas. A spine pedestrian route in the parking area directs pedestrians to both the formal entrance and the employee entrance. The forest is selectively cleared to create a great lawn with a vista to the lake.

Kester Field

Kester Field, dedicated in May 2008, is a ball field named in memory of long-time Olympus employee Richard (Rick) Kester. As Vice President of operations, Rick was a senior Olympus employee and the project leader for our new headquarters construction project when he passed away suddenly in August 2004. The naming of Kester Field in Rick's honor is a fitting tribute to his contributions to the company in his 35-year career with Olympus. Opening Day at Kester Field, which is located behind the Olympus headquarters in Center Valley, was held on May 22, 2008.

