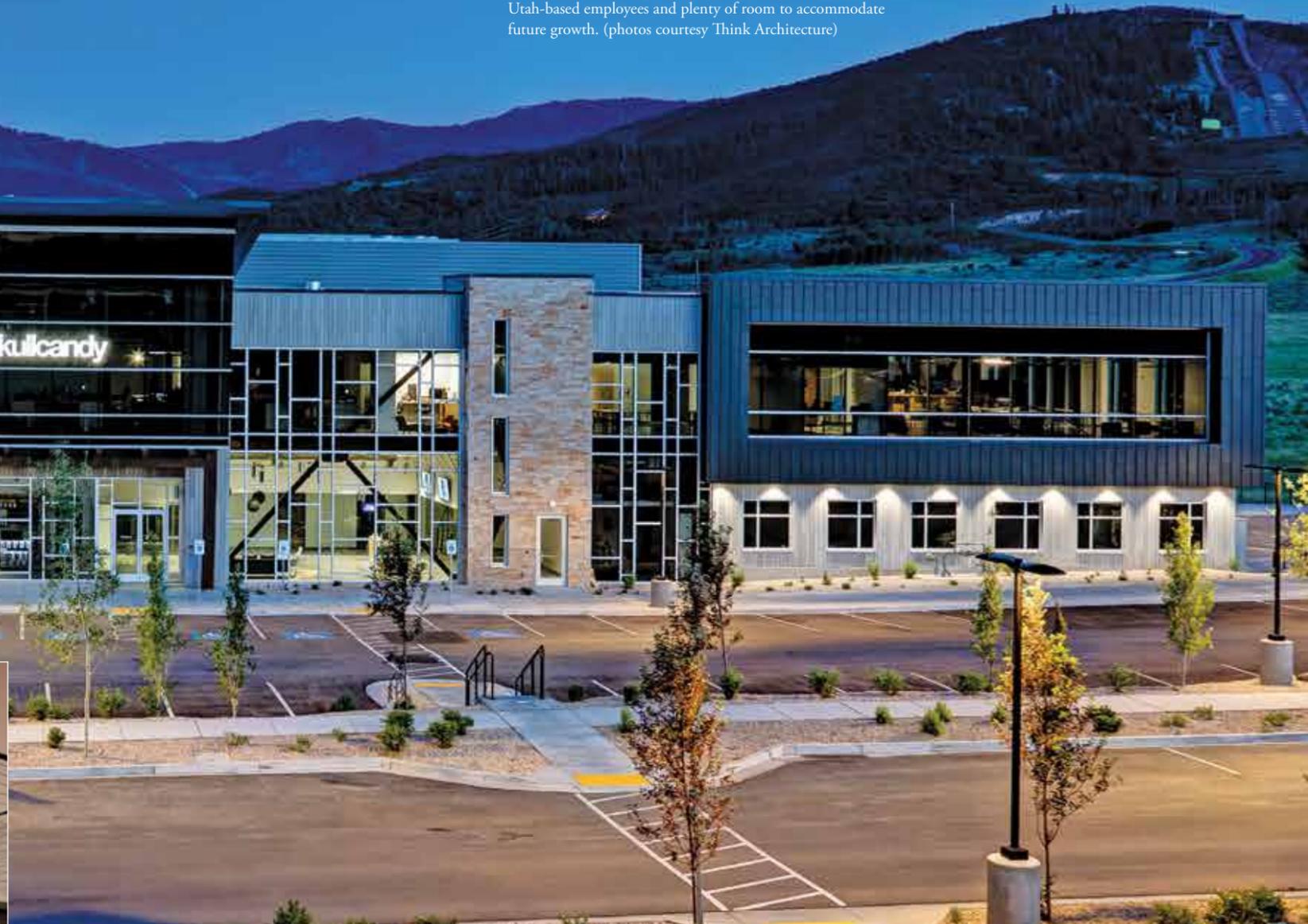
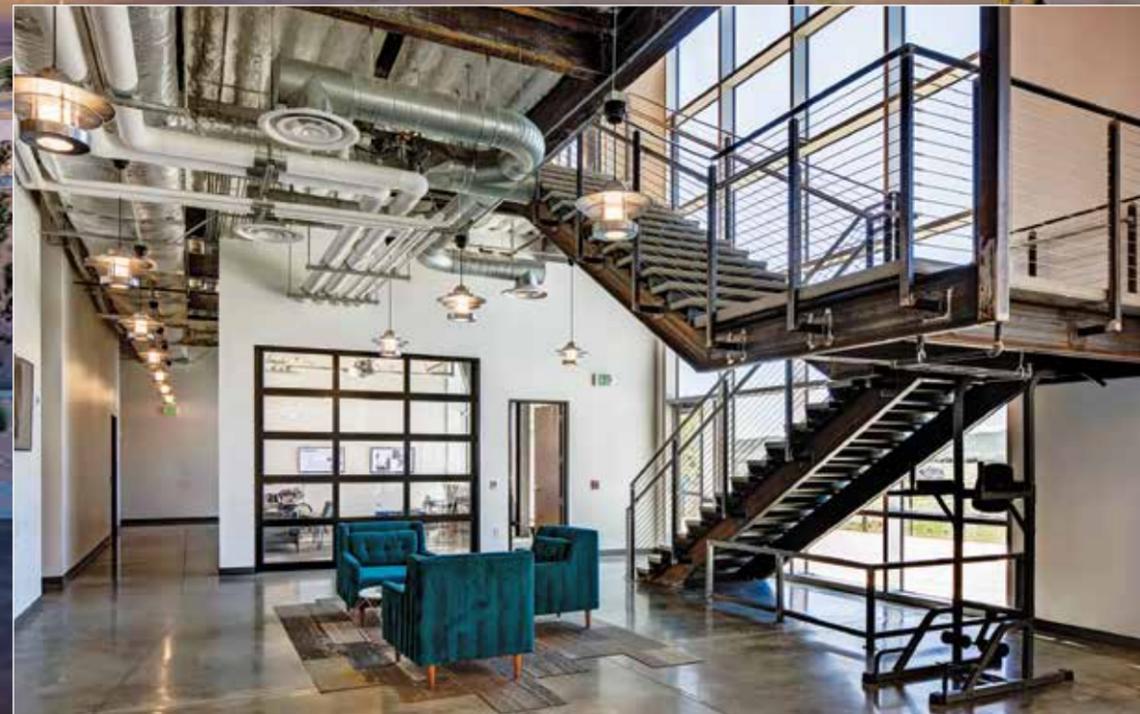


TASTY NEW DIGS

Skullcandy's Corporate Headquarters was designed to accommodate future growth of the popular Park City-based company.

By Brad Fullmer

Modern form meets stylish function on Skullcandy's new 49,300 SF headquarters, which has ample space for its 160 Utah-based employees and plenty of room to accommodate future growth. (photos courtesy Think Architecture)



In their quest to bring all Utah employees under 'one house', executives from Skullcandy – a popular headphone and audio equipment/accessories company founded in Park City in 2002 – spent more than four years searching for the perfect space.

They ultimately got their wish and moved into its new corporate headquarters this past summer – a modern and functional, two-story, 49,300 SF space

within a building developed by Salt Lake-based Boyer Company.

Tyler Kirk, Principal for Think Architecture of Murray, said it was unique working with both entities and coming up with a design that fit both the needs of the owner (Boyer) and a prime tenant (Skullcandy), given that the later signed a 10-year lease on the assumption it will outgrow the space over the next decade.

"It was a pretty complicated design

process because Skullcandy had a lot of staff and management interested in different aspects of the building, and Boyer as the owner had their own opinion," said Kirk. He said the owner was willing to make whatever provisions needed to make the tenant happy, but at the same time had to consider how it could be adapted to another use in the future.

"(Boyer) let Skullcandy have a lot of flexibility in what they wanted to put >>



Not many corporate offices can lay claim to having an indoor skateboard ramp in its lobby, one of many Millennial-driven features.

into the building,” said Kirk, naming items that are atypical for a regular office, like an anechoic chamber (echo-free space), manufacturing/fabrication areas, and large overhead doors. “They certainly accommodated what Skullcandy needed.”

Karli Geddes, Channel Marketing Manager for Skullcandy, said firm executives started getting serious about a new office a little over four years ago, with an impetus for finding a building in the city of its origin. It proved more difficult than expected.

“It was important for us to stay in Park City,” said Geddes. “We had been in a multi-tenant space and basically taking any space we could get, even on different floors, because we were growing so fast. We liked the idea of all of us being together – it wasn’t fun having everyone segregated. We’re one big happy family!”

The TI project took more than nine months to build out, and fits the profile

of a young, growing, Millennial-driven office with an emphasis on open space, daylighting and views of the natural environment.

“We wanted everybody on the same floor and an open concept, one that encourages efficiency and openness,” said Geddes, noting that only the six main company executives and payroll have actual offices. “The way it’s designed – it’s like a race track – is to make sure everyone gets natural light, which meant more creative space by putting everybody on the outside, while allowing meeting rooms and offices in the core of the building.”

Amenities include a sweet exterior plaza with skate park/interior skate ramp, high-performance glazing that reduces workspace glare, high-end custom furniture, and 3D print areas.

Geddes said the firm currently has 160 employees in its Park City HQ, along with employees in international locales

including Canada, Switzerland, and South America. The Park City office features ample room to grow – Geddes said the firm did a “rough growth” outline that extends out eight years.

“We have plenty of space, a lot of different areas; we purposely spread out departments and zones and room to grow by double,” she said. “We also have first rites to a lot diagonal to us, so we might need to find a way in the future to connect the buildings.”

The building’s back property is adjacent to a natural wetlands area, with direct views to the Utah Olympic Park. Kirk said that in itself makes the building special.

“The best aspect is the setting,” said Kirk. “It backs onto dedicated open space so the views will be preserved forever. We tried to capitalize on that with the design by opening up the building to maximize those views.” >>

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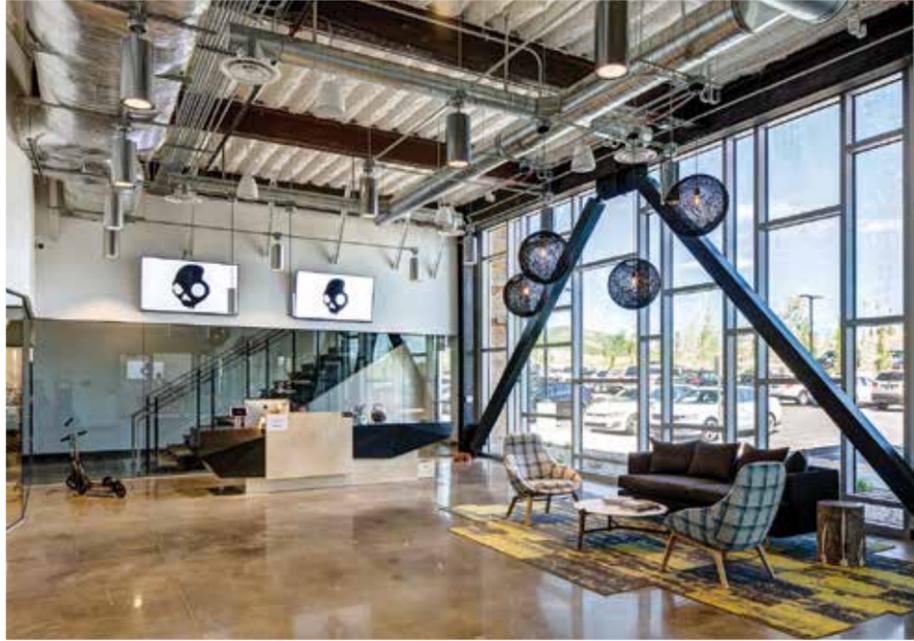
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United Contractors, Inc. of Salt Lake City built the core and shell, and Skullcandy's T.I. concurrently, according to Jessie Fox, Project Superintendent. Working through a harsh Summit County winter and

encountering some unforeseen site issues added some extra challenges to the tight work schedule.

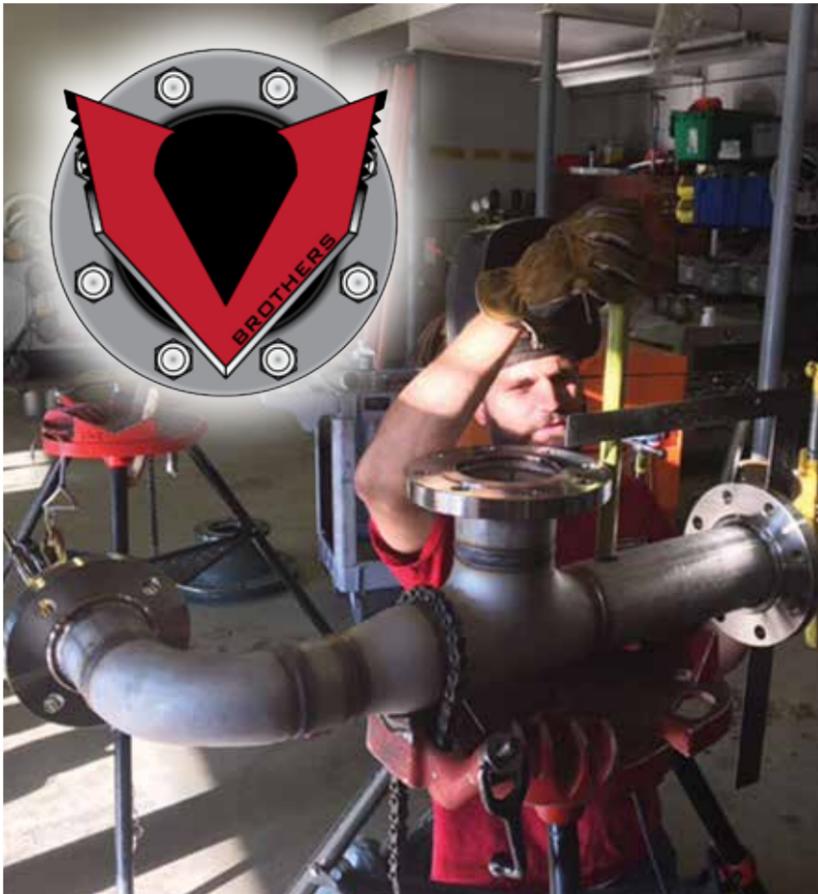
"There was a huge amount of coordination that needed to take place for

this to happen," said Fox. "Throughout the whole process, I felt fortunate to work with such a phenomenal team. Despite all the ups and downs, we were able to complete the project on time." ■



Skullcandy Corporate Headquarters

Location: Park City
Cost: \$9.5 million
Size: 49,300 SF
Owner: Boyer Company
Architect: Think Architecture
GC: United Contractors
Civil: Ensign Engineers
Electrical: Spectrum Engineers
Mechanical: PVE
Structural: BHB Structural
Subcontractors: CR Lighting and Electric, Archer Mechanical, Iron Horse Concrete Construction, Noorda, RJ Masonry, DKA Construction, Mountain Valley Painting, Penscott Flooring, Hanson Welding and Fabrication, JT Steel



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