

WSBT/Schurz Communications, Inc. Digital Broadcast Facility

Austin Services

Requirements Programming
Master Planning
Architectural Design
Structural, Mechanical,
Electrical, Engineering
Construction Management

Location

Mishawaka, IN

Facts & Data

84,000 SF



Due to a dated, undersized and inefficient configuration, Schurz Communications, Inc., WSBT-TV and Radio Operations, required a new facility to meet their changing technological and space needs. Schurz commissioned The Austin Company to provide requirements programming; master planning; architectural design; structural, mechanical and electrical engineering; and construction management services for this new 84,000 SF facility. The facility includes a 4,800 SF television production studio and six radio stations. It was also designed using LEED™ guidelines and is capable of being LEED™ certified.

After working closely with TV, radio and corporate representatives, Austin's solution was a two-story building situated on a 10+ acre Greenfield, triangularly-shaped site. The design features a brick and precast façade and a glass atrium and water feature that blend into the landscape of the upscale corporate park. The facility, which houses approximately 170 employees, also includes a community room for public use, a 200-ft communications tower to facilitate communications with trucks on the scene of news events, 300 parking spaces, three retention ponds, and a satellite dish farm. The property site is partially on a flood plain and required approximately 25,000 cubic yards of import fill to elevate the building pad out of the flood plain.



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The structural steel framed building was erected on conventional spread footings and grade beams. The first floor footprint has 62,000 SF and the second floor area is approximately 22,000 SF. The first floor is concrete slab-on-grade with the TV newsroom, editing areas and technology core having depressed floors for power distribution, production cabling, video and audio cables, as well as telephone and data cables. The second floor is slab-on-deck. The roofing is single-ply with a clerestory over the News Desk and skylights placed at strategic locations. The exterior skin of the building is brick, precast concrete and glass.

Inside, the main entrance features a curved stairway with glass handrails to the second floor corporate offices. The main entrance has upgraded finishes, such as ceramic tile floors and special lighting grid and fixtures. The first floor area houses the radio and television broadcast operations, including the Assignment Desk, Editing Booths, Rack Room, Control Rooms, Studios, Storage Areas, Main Mechanical Room, Shipping and Receiving and offices and conference rooms.

Heating and cooling is provided by a Central Plant with chillers, boilers, and outside cooling tower. The air handling units are placed at various locations inside the building.

Electrically, the building is serviced with a 2,000-KVA transformer with 480 volt, three phase power. Power is backed up with an outdoor Emergency Generator and two, 300-KVA UPS systems.



THE AUSTIN COMPANY