

U-HAUL OPENS NEW 3-STORY SELF STORAGE FACILITY IN GILLETTE, WY

Project Architect, Hover, shares how they helped this third generation storage facility come to life using U-Haul's latest building design standards.

Back in October of 2021, U-Haul announced the purchase of an undeveloped site at 1125 Boxelder Road in Gillette, WY. The plan for the site: development of an attractive three-story self-storage facility. The over 100,000 square foot building would offer 700-plus indoor, ADA-accessible, climate controlled rooms.

"Our closest U-Haul-owned and operated facility to Gillette is over 100 miles away in Casper," said Paul Johnson, U-Haul Company of Wyoming president. "Opening a convenient self-move facility with state-of-the-art storage is important to meet customer demand. There is insufficient high-quality storage in this region. We hope to change that with a beautiful store that will make the city and local residents proud."

Shortly after acquiring the property, Hover Architecture was brought on to assist U-Haul with schematic building design and complete architectural, structural, and MEP construction drawings to be used by Petra, a

general contractor with offices in Colorado, Idaho, and Washington that has successfully completed ground up construction of a number of U-Haul facilities across the Western United States.

UNPACKING UHAUL'S EVOLVING DESIGN STANDARDS

U-Haul is constantly evolving to keep up with current trends in self storage and building design. Not only are things like technology, security, and accessibility at the forefront of U-Haul's design standards, but the building exterior is becoming a key part of the brand as well. Gone are the days of basic, painted CMU exteriors. We are starting to see far more eye catching elevations utilizing a number of different colors and materials along with impressive site signage from the major players in the storage space, including U-Haul.

The question then becomes, how do you standardize the look and feel of your buildings to create a recognizable brand across all of your U.S. locations when each project is

using a different architect and general contractor? Enter U-Haul International, an internal construction and design department in charge of developing the company's standard design book.

Hover Architecture started working on construction drawings in early 2022, using current design standards, at the same time, U-Haul International was working on some new ideas and wanted them implemented in Gillette. "U-Haul's design is constantly changing... It's nonstop," says Drex Johnson, Owners Representative and Project Manager at AMERCO Real Estate/U-Haul International. "When U-Haul International came back with

U-HAUL SELF STORAGE KEY SITE ELEMENTS

- ADA COMPLIANT BUILDING
- CLIMATE CONTROLLED
- DRIVE-IN STORAGE
- FIRST FLOOR SHOWROOM
- MODERN SIGNAGE
- ATTRACTIVE EXTERIOR

changes to our plans midway through architectural drawings, we had to stop what we were doing and redesign everything. And I have to tell you... I was concerned that this was going to be a heartache. [Hover Architecture] handled the transition smoothly and it's been going great ever since!"

MOVING IN ANOTHER DIRECTION

Working collaboratively, Hover Architecture and U-Haul International began working on a new concept for the Wyoming development with input from Petra General Contractors. Within 12 weeks, Hover and its consultants had completed their set of construction drawings. Hover handled all of the architectural drawings and managed Civil, Structural, Mechanical, Electrical, and Plumbing consultants. The new design featured unique exterior elevations utilizing faux roll up doors for added interest to the building's extended length, wood-look insulated metal panels, cold formed steel canopies, and colored architectural metal panels with accented fins to add depth. On one end of the building you will find glass walls on the upper two floors of the building showcasing the three-story stackable pod storage.

The interior of the building features a 1000 square foot showroom and leasing office which is accessible from the exterior through a large glass store front. The building is climate controlled and features bright lighting and advanced security features to keep customers belongings safe 24x7.

THE RESULTS...

Permitting doesn't mark the end for Hover Architecture. The team remained onboard to see the project through to completion, answering RFIs from Petra General Contractors and its subcontractors. Monthly team meetings were held to ensure plans were understood and being followed as Hover and Petra teams collaborated to ensure U-Haul's vision was met. "Completeness of plans and attention to detail is where I've seen the most value," states Drex Johnson. "Our standard design book is probably 1400 pages. We handed that over to Hover Architecture and they were able to address our standards to where we eliminate change orders during construction."

Construction wrapped up in Q2 of 2024 and the new location in Gillette, WY should be fully operational by the start of Q3.

No project is without its struggles and while the initial opening date was slated for the end of 2023, the Hover Team and everyone involved in the design and development of this property have adapted remarkably well and dealt with major changes on the fly.

By keeping lines of communication open throughout the entire process, the team limited delays and were able to deliver a complete set of drawings that would ultimately lead to the construction of a beautiful and functional U-Haul facility sure to make the City of Gillette Wyoming and local residents proud.

SNAPSHOT: U-HAUL GILLETTE



28,500 SQFT
building footprint



773 LOCKERS
of which 562 are climate controlled



118 PAGE
final building permit set

GET TO KNOW HOVER ARCHITECTURE

Hover Architecture is a full service architectural firm with a focus on storage and automotive projects like car washes and quick lube facilities. With a team of in house designers and architects along with a network of consultants across the United States, Hover is capable of handling every phase of a project from design to development and construction documentation. Rather than managing disconnected groups of individual firms and consultants, you bring your ideas and Hover can make them a reality.

Our Colorado-based team has completed over 200 projects since being founded in 2014 and is now licensed in 40+ states. We're here for you, whether your goal is to open a stand alone storage facility or add 100 locations to your portfolio.

Learn more about Hover Architecture at www.hoverarchitecture.com.



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