

CASE STUDY

GlobalFoundries
Café & Lounge Redesign

Workplace Commons Reimagined:
Dining, Collaboration, and Focus in One Space

1000 River Street
Essex Junction, VT 05452

18,000 sq. ft.





OFS Architectural Structure, Seating, & Tables

CLIENT OVERVIEW

As one of the world's largest semiconductor manufacturers and a major employer in Essex Junction, Vermont, GlobalFoundries places strong emphasis on creating workplace environments that support productivity and well-being.

As part of a broader effort to modernize multiple areas within the facility, the company partnered with Exterus to renovate their cafeteria and lounge area to better reflect the brand and support a wider range of work and social activities.

PROJECT SCOPE

The renovation transformed an underutilized cafeteria into a multi-functional environment designed to support dining, collaboration, and focused work. Exterus suggested the new space be organized into three distinct zones:

1. **COMMONS:** The primary cafeteria area seating over 140 employees
2. **EXCHANGE:** A collaborative dining and meeting zone designed for group interaction
3. **NOOK:** A quieter space intended for individual work and informal solo focus

The project also included significant finish upgrades including new carpeting in partnership with **Shaw Contract**, a custom epoxy flooring blend developed with **Sherwin-Williams**, and custom tile work sourced through **New England Floor Covering**.

Said Shaw Contract: "Drawing inspiration from the furniture and fabric selections, the flooring was composed to support both movement and moments of pause, guiding circulation while also defining areas for work and connection."



OFS Architectural Structure



Teknion Seating & Panels, OFS Table



JSI Seating



Grand Rapids Chair Seating, Teknion Tables

PROCESS

Exerus worked closely with GlobalFoundries' Field Operations Supervisor to select the final design following several iteration rounds. Furniture selection focused primarily on solutions from OFS to maintain aesthetic consistency while blending residential comfort with commercial durability. Additional manufacturers included Grand Rapids Chair, Teknion, JSI, and gto5 Seating.

Furniture groupings, architectural structures, and large planters were strategically placed to guide movement through the space and visually separate the three functional zones. Because of limited access to power within the space, collaborative pods were carefully positioned so power could be delivered without running exposed cords across the floor. Biophilic elements were provided throughout the environment to soften the space and reinforce a welcoming atmosphere.

Installation was completed by Exerus' in-house team, facilitating a quick and cost-efficient install process, as well as ensuring easier adjustments for future reconfigurations. With first design conversations beginning in August 2025, the cafeteria and lounge completed installation in January 2026.

OUTCOME

The completed space successfully transformed a dated single-purpose cafeteria into a flexible and inviting environment that supports a wide range of activities throughout the workday.

Feedback from the GlobalFoundries team has been overwhelmingly positive, with the new space quickly becoming a popular gathering point within the building throughout the workday. As GlobalFoundries continues to reimagine other areas within the facility, the project stands as a successful example of how collaborative design and thoughtful planning can create workplace environments that better support both people and organizational goals.



OFS Seating & Tables



OFS Architectural Structure, Seating, & Table



OFS Modular Lounge



OFS Seating & Planters



Grand Rapids Chair Seating, Teknion Tables



Teknion Seating & Panels



OFS Seating & Tables