



OPPORTUNITY/CHALLENGE

In 2008, Transwestern was retained by a confidential client to assess its existing space, corporate needs and projected employee growth, with an eye toward the consolidation of several office locations into a single corporate headquarters. The client wanted to upgrade the quality of the office space in order to create an open and friendly environment that would contribute to employee retention and collaboration among various divisions. The new facility needed to be high quality in an understated style and be designed to meet sustainability goals.

SOLUTION

Transwestern worked with the client's different departments and entities under its corporate umbrella to determine each group's current situation, future needs and inter-relationships with other departments and corporate entities. The information was analyzed and developed into a conceptual campus plan, which allowed Transwestern to conduct a site search to accommodate the requirement.

This conceptual plan concept was developed as a 475,000 square foot corporate campus housed on a 16-acre wooded site. Structures on the campus include one 10-story office building, one five-story office building, a two-story concourse building that houses shared corporate services, amenities and meeting space, separate training facility and an eight level parking structure. There are numerous campus amenities including a conference facility, cafeteria, fitness facility, outdoor jogging trail, basketball court and a stocked pond.

VALUE ADDED BY TRANSWESTERN

Transwestern provided comprehensive services including space analysis, site search, design management, construction management, commissioning and move coordination. The development team pre-qualified architectural-engineering design consultants and contractors, negotiated fees and contracts, and led the design and construction process to deliver the project on schedule and on budget. Concurrent with the last six months of the project, Transwestern developed a move plan around each of the business unit's individual requirements and organized and managed efforts to coordinate the packing, consolidation and relocation of over 600 employees to the new facility. These employees were located in three separate office buildings across the city and were relocated into the new facility in three phases over a six week period.