+ AUSTIN WORKPLACE CONSTRUCTION

16,752 SF WORKPLACE. ONE COORDINATED REBUILD.

A functional workplace project connecting secure access, plot and IT support, storage, life safety, building systems, acoustics, equipment, and finishes.



16,752
SF TOTAL PROJECT FOOTPRINT

2,049
SF PERMITTED TI AREA

21
COORDINATED DRAWINGS

OVERVIEW

CHALLENGE

Rebuild interdependent work areas within Stantec's Level 3 workplace while protecting power, fire alarm, life safety, security systems, retained finishes, and active circulation. Material movement also had to be planned without a freight elevator.

ASI APPROACH

Serve as the accountable GC, convert and reconfigure the spaces, then coordinate partitions, rated doors, glazing, access, electrical, lighting, HVAC, sprinklers, acoustics, ceilings, flooring, furniture, and equipment through one field plan.

RESULTS

- Secure entry and circulation rebuilt
- Plot, IT, and storage functions reconfigured
- Building systems and finishes integrated

STANTEC | AUSTIN

ASI delivered a multi-trade improvement within Stantec's 16,752 SF gross Level 3 workplace. The project rebuilt how people entered, produced work, supported technology, stored materials, and moved through the office, including 2,049 SF classified as permitted remodel area.

PROJECT INFO

CLIENT
Stantec

PROJECT TYPE
Workplace tenant improvement

LOCATION
Austin, Texas

PROJECT FOOTPRINT
16,752 SF workplace

CONTRACT
AIA A104 general contracting

PERMITTED TI AREA
2,049 SF

+ THE ASI APPROACH

REBUILD THE WORKPLACE.
KEEP THE BUILDING OPERATING.

The footprint was focused, but the work touched circulation, security, life safety, technical production, storage, furniture, equipment, and live building systems across the third level.

01

PROTECT OPERATIONS

Maintain power, fire alarm, life safety, and security continuity outside the remodel area while coordinating work around an operational building.

02

REBUILD KEY SPACES

Convert the conference room to storage, enclose the elevator lobby, and reconfigure the plot room and IT workroom around their operating needs.

03

INTEGRATE SYSTEMS

Coordinate partitions, rated doors, glazing, access hardware, power, lighting, HVAC balancing, sprinklers, acoustics, ceilings, and finishes.

04

RELOCATE THE WORKPLACE

Move workstations, plan storage, shelving, plotters, copiers, doors, and support equipment into the rebuilt configuration.

05

CONTROL FIELD CHANGE

Manage eight documented change-order files, permitting, inspections, cleaning, punch work, and project records through one accountable path.

PROJECT INFO

SITE
1905 Aldrich Street

PROJECT FOOTPRINT
16,752 gross SF

PERMITTED TI AREA
2,049 SF

EXISTING WORKPLACE
15,350 net SF

CONTRACT FORM
Executed AIA A104

ACCESS CONSTRAINT
No freight elevator

FIELD CONTROL
8 DOCUMENTED CHANGES

A FUNCTIONAL REBUILD, NOT A COSMETIC REFRESH

ASI changed how the workplace functioned. A conference room became organized storage, the elevator lobby became a secured entry, plot and IT support areas were rebuilt, workplace equipment moved, and the building systems serving each space were modified with them.

The drawings required services outside the work area to remain active, retained wood and office finishes to be protected, and labor and materials to move without a freight elevator.

+ THE OUTCOME

MORE FUNCTIONAL SPACE.
ONE ACCOUNTABLE GC.

ASI connected the physical rebuild, the systems behind it, and the workplace assets inside it through one construction delivery path.

16,752

SF TOTAL PROJECT FOOTPRINT

The project covered Stantec's gross Level 3 workplace footprint.

2,049

SF PERMITTED TI AREA

The City-classified remodel area contained the project's primary construction work.

21

COORDINATED DRAWINGS

Architecture, life safety, mechanical, fire protection, lighting, power, and electrical details were carried into the field.

THE PHYSICAL RESULT

SECURE ARRIVAL

A new enclosed elevator lobby combined rated construction, glazing, access hardware, and exit-sign coordination.

PRODUCTION THAT WORKS

The plot and IT work areas gained reconfigured partitions, doors, shelving, equipment locations, lighting, power, pathways, and air balancing.

PURPOSE-BUILT SUPPORT

A former conference area became organized storage with new partitions, door, shelving, finishes, lighting, return air, and sprinkler work.

ONE INTEGRATED WORKPLACE

Relocated workstations, plotters, copiers, plan storage, library shelving, equipment shelving, and support items were coordinated into the new layout.

THE SPACE CHANGED.
THE SYSTEMS CHANGED WITH IT.

RECORD BASIS

Verified from the Stantec RFQ, stamped permit set, City permit record, executed AIA A104 agreement, ASI schedules, submittals, eight documented change-order files, invoices, and site documentation in the closed Austin construction file. Pricing and personal contact details are excluded.

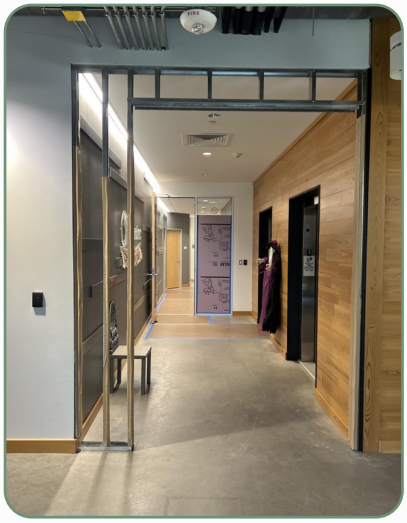
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+ MULTI-TRADE CONSTRUCTION

THE WORK WAS IN THE WALLS. AND ABOVE THE CEILING.

The permit set connected architecture, access, power, lighting, HVAC, fire protection, acoustics, ceilings, finishes, and workplace equipment inside one operating office.



FRAMING



COMPLETED ENTRY

ARRIVAL AND ACCESS

SECURE LOBBY REBUILD

Metal framing established the enclosed entry beside the retained wood elevator wall. The completed opening integrated glazing, door controls, access hardware, flooring, and adjacent finishes.



CEILING COORDINATION



PARTITION ROUGH-IN

CONCEALED SYSTEMS

COORDINATED BEFORE CLOSE-IN

Ceiling grid, lighting, return air, and sprinkler components were coordinated at the new enclosure. Acoustic insulation, conduit, and device rough-in were installed within the new partitions.

+ COMPLETED WORKPLACE FUNCTIONS

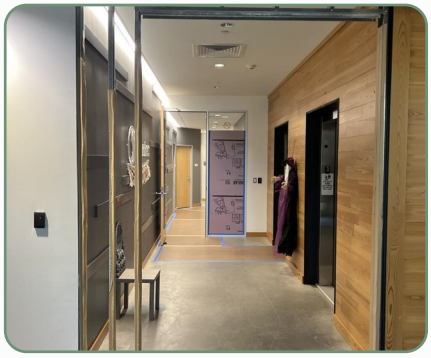
BUILT FOR SECURE ACCESS.
READY FOR DAILY WORK.

The completed Austin workplace connects the secured lobby, plot room, storage, circulation, and support functions with the building systems serving each space.



COMPLETED PLOT ROOM

Shelving, plan storage, lighting, flooring, and finishes form a functional production space.



LOBBY ENCLOSURE

Framing established the secured entry while protecting retained wood finishes.



SYSTEMS COORDINATION

Acoustic insulation, conduit, and device rough-in were coordinated before close-in.



DOOR AND GLAZING

Components were removed, protected, and staged for the reconfigured workplace.



STORAGE CONVERSION

Finished partitions and relocated shelving created organized support space.



FINISH INTEGRATION

New work tied cleanly into the retained corridor and branded wall finishes.

ONE GC CONNECTED THE BUILT SPACE AND THE SYSTEMS INSIDE IT

Framing, concealed systems, retained finishes, room conversions, and completed workplace functions were carried through one coordinated construction plan.