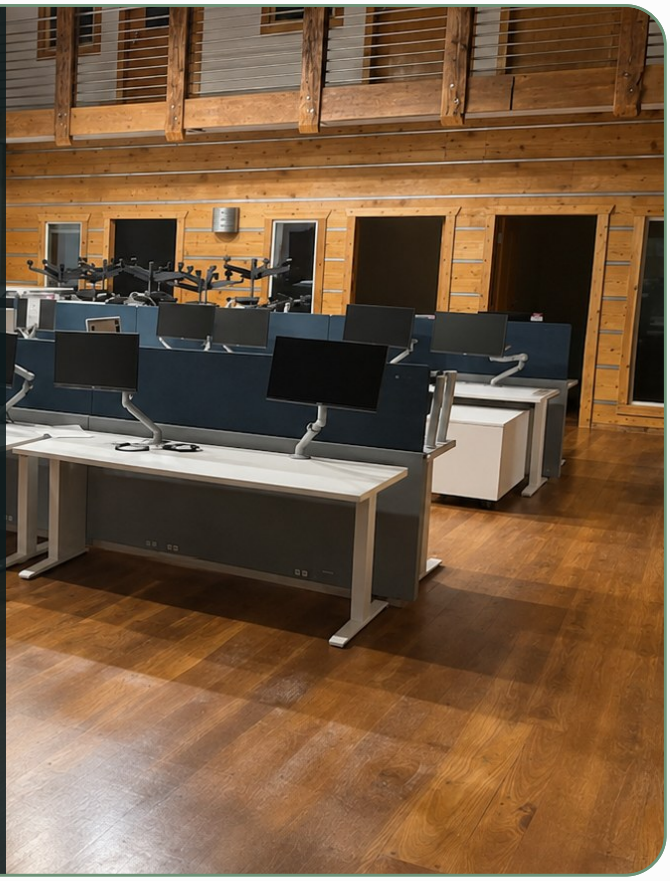
+ TECHNICAL WORKPLACE BUILDOUT

COMPLEX BUILDOUT. ONE ACCOUNTABLE PARTNER.

ASI converted a two-level commercial interior into a technically ready workplace, connecting construction, building systems, specialized rooms, and evolving field conditions through one delivery plan.



TWO LEVELS

COORDINATED WORKPLACE

MULTI-TRADE

CONSTRUCTION

INTEGRATED

DELIVERY

THE MANDATE

Build the new main office around Stantec's operational needs while managing the server room, laboratory, kitchen, power distribution, finishes, life-safety interfaces, and access-control handoffs as one commercial construction program.

ASI'S ROLE

One general-contracting path for field decisions, scope control, sequencing, submittals, authorized changes, documentation, and closeout.

STANTEC | MADISON

This commercial office buildout tied architectural work and building infrastructure to the way Stantec's two-level workplace had to operate.

PROJECT TYPE
Commercial office buildout

LOCATION
203 S Paterson Street

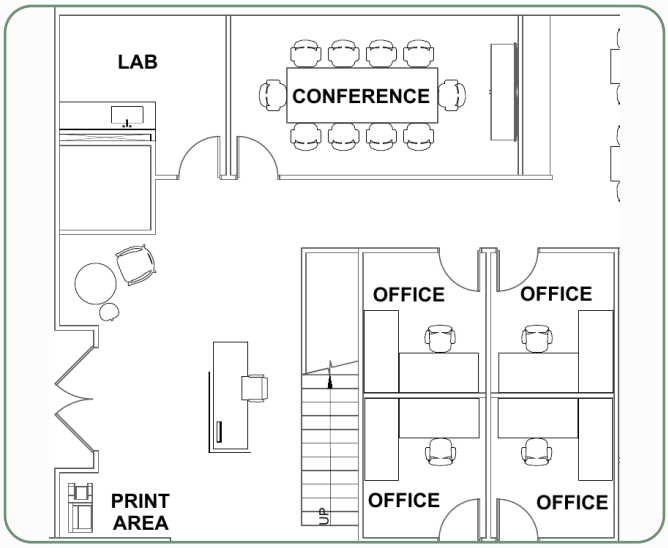
DELIVERY
General contracting

PROJECT STATUS
Completed

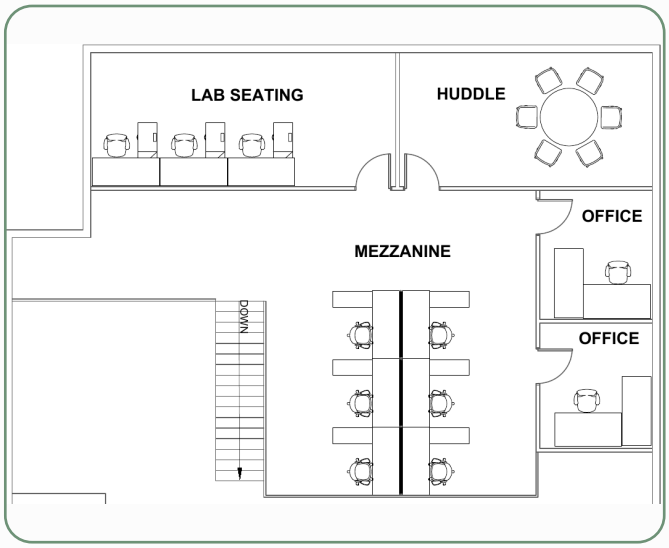
+ EXISTING CONDITIONS AND FIELD INTELLIGENCE

THE DRAWINGS WERE ONLY THE START.

The two-level test-fit excerpts show the workplace context. ASI's field work identified the structural, electrical, plumbing, and finish conditions that had to be resolved before the space could perform as intended.



MAIN LEVEL | LAB AND OFFICE EXCERPT



MEZZANINE | WORKPLACE EXCERPT

STRUCTURAL INTERFACE

A kitchen wing wall supported a mezzanine bearing point but was absent from the plan.

CONCEALED INFRASTRUCTURE

The kitchen wall carried concentrated power and data that had to stay coordinated through demolition.

TWO-LEVEL DISTRIBUTION

Power and data at the front desk had to route through the stair stringer while protecting retained finishes.

FINISH CONTINUITY

Removed lab casework exposed unfinished wood flooring that needed repair and integration.

8

COMPLETED BASE CONSTRUCTION SCOPES

Selective demolition, millwork, flooring and base, painting and wallcovering, fire protection, plumbing, HVAC, and electrical.

+ CONTROLLED CHANGE

SEVEN AUTHORIZED ADDITIONS.
ONE CONTROLLED PATH.

A complex build does not stay static. ASI kept each client-authorized addition inside the same approval, coordination, field execution, and documentation path as the base work.

7

CLIENT-AUTHORIZED ADDITIONS

Each addition followed a documented approval path.

2

APPROVED SUBMITTALS

Millwork and static-dissipative flooring selections were approved.

1

ACCOUNTABLE RECORD

Base scope, changes, field evidence, and closeout stayed connected.

WHAT THE BUILD ADDED

TECHNICAL FLOORING

Grounded static-dissipative flooring with an approved product and finish.

DISTRIBUTED POWER

Circuits routed to three main-level points and one mezzanine point.

LABORATORY INFRASTRUCTURE

Sink, utility, millwork, and finish requirements were integrated as one room build.

HARD-WIRED CONNECTIONS

52 electrical connections installed across 26 interconnected units.

INTERIOR PAINTING

Expanded preparation, patching, cleaning, and two finish coats.

DISPLAY REMOVAL

Television removal and recycling added to the active field plan.

ACCESS INTERFACE

An HES 5000 electric strike installed and coordinated through the access handoff.

CHANGE WAS EXPECTED.
FRAGMENTED RESPONSIBILITY WAS NOT.

Each addition entered one accountable path: client authorization, construction coordination, field sequencing, execution, documentation, and closeout.

+ BUILT FOR PERFORMANCE

BUILT AROUND HOW THE SPACE HAD TO PERFORM.

The build connected specialized rooms, building infrastructure, finishes, and vendor handoffs. The laboratory and kitchen demonstrate how those requirements came together inside the larger program.



LABORATORY BUILDOUT



KITCHEN RECONFIGURATION | IN PROGRESS

TECHNICAL

ROOM CONSTRUCTION

Built within existing storage with framing, drywall, electrical service, secured access, matching finishes, and grounded static-dissipative flooring.

POWER

DISTRIBUTED SYSTEMS

Three main-level points and one mezzanine point, plus a dedicated printer circuit and associated patching and finish restoration.

WORKPLACE

ELECTRICAL INTEGRATION

Connections across 26 interconnected units, coordinated with the electrical distribution and the active workplace layout.



DISTRIBUTED POWER WAS BUILT INTO THE WORKPLACE

POWER FOLLOWED THE WORKSTATION LAYOUT.

Electrical rough-in was coordinated across the main level and mezzanine, including four distribution points and 52 hard-wired connections serving 26 interconnected units.

+ THE ASI DELIVERY MODEL

ONE PARTNER HELD THE BUILD TOGETHER.

Stantec received one integrated construction program connecting the built space, technical infrastructure, field decisions, approved additions, vendor interfaces, and the closeout record.

WHY THIS DELIVERY MODEL MATTERS

COMPLEX PROJECTS FAIL AT THE INTERFACES.

ASI's value was not a list of scopes. It was the ability to see across them, expose field risk early, keep decisions connected, and carry responsibility through the handoffs that usually create gaps.

FOR A PROJECT DECISION-MAKER

- Field risk surfaced before it became a separate failure
- One governed path for scope additions and approvals
- Technical rooms and building systems planned together
- A defensible record across execution and closeout

FIELD INTELLIGENCE

Structural, electrical, access, and finish conditions were turned into coordinated decisions.

TECHNICAL INTEGRATION

Server room, laboratory, kitchen, power, flooring, painting, and access interfaces moved in one plan.

CONTROLLED CHANGE

Seven client-authorized additions and two approved submittals stayed tied to the active build.

ACCOUNTABLE HANDOFF

ASI connected its work with client requirements, field verification, and documented closeout responsibilities.

DOCUMENTED PROJECT RECORD

Case study metrics are supported by the executed agreement, final project reconciliation, seven client authorizations, two approved submittals, project correspondence, and closeout records.

COMPLEX PROJECTS NEED OWNERSHIP.
ONE ACCOUNTABLE PARTNER FROM PLANNING THROUGH FINAL CLOSEOUT.