+ MULTI-TRADE OFFICE RECONSTRUCTION AND INTEGRATION

REBUILD THE WORKPLACE. INTEGRATE THE SYSTEMS. DELIVER ONE RESULT.

ASI coordinated architectural reconstruction, a new server room, office conversions, expanded workstation space, building systems and furniture within a 4,690-square-foot Stantec office.

4,690 SF	TI	1 TEAM
FULL SUITE FOOTPRINT	MULTI-TRADE SCOPE	THROUGH TURNOVER



OVERVIEW

CHALLENGE

Perform a concentrated multi-trade rebuild inside an operating 4,690-square-foot suite while maintaining continuity of life safety, security, technology, and surrounding occupied conditions.

ASI APPROACH

ASI protected retained areas, rebuilt the core, created the server room and new offices, expanded the workstation area, and integrated ceilings, HVAC, plumbing, electrical, low voltage, fire protection, flooring, paint, and furniture.

RESULTS

- New server room and multiple room conversions inside the operating suite
- Expanded workstation area tied into power, data, ceilings, HVAC, and life safety
- Connectrac, concrete cutting, roof conduit, and final workplace installation coordinated through one contractor

STANTEC | SANTA BARBARA

The project concentrated major change into the suite core. ASI removed and rebuilt rooms, created critical technology space, expanded the workplace, and coordinated every architectural and building-system interface required to make the new plan operational.

PROJECT INFO

CLIENT
Stantec

LOCATION
Santa Barbara, California

SUITE FOOTPRINT
4,690 square feet

PROGRAM
Office reconstruction

DELIVERY
General contracting and multi-trade TI

STATUS
Completed

+ PLANS AND PROJECT SCALE

THE FULL SUITE SET THE CONTEXT.
EVERY ROOM CHANGE HAD DEPENDENCIES.

The 4,690-square-foot suite plan establishes the full workplace context. The drawings identify a 987-square-foot construction area for the server room, office conversions and workstation changes, with connected trade interfaces.

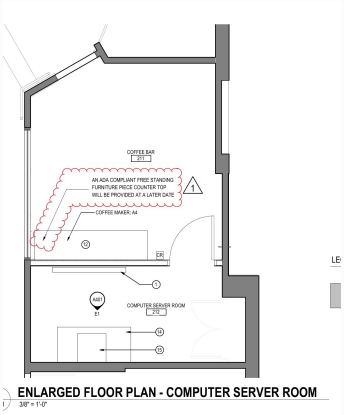


SUITE 101 RENOVATION PLAN

4,690 SF
FULL OFFICE SUITE

MULTI-TRADE
ARCHITECTURE AND SYSTEMS

ONE PARTNER
CONSTRUCTION THROUGH TURNOVER



NEW SERVER ROOM AND COFFEE BAR PLAN

+ THE ASI DELIVERY MODEL

SURGICAL DEMOLITION.
COMPLETE SYSTEM RECONNECTION.

The visible construction was only part of the work. Every room change had to reconnect ceilings, lighting, HVAC, fire protection, power, data, security, and finishes without losing control of the operating suite.

PROTECT

MAINTAIN THE OPERATING ENVIRONMENT

Separate the work zone, protect retained conditions, maintain required building and life-safety continuity, and control access and debris.

REBUILD

CREATE THE NEW PROGRAM

Build a new server room, convert meeting, copy, and storage rooms into offices, and open an enclosed office into a larger workstation area.

CONNECT

RECONNECT EVERY SYSTEM

Coordinate acoustical ceilings, lighting, HVAC, plumbing, required life-safety, electrical, low voltage, security, and technology interfaces.

EXTEND

SOLVE THE HARD INFRASTRUCTURE

Coordinate concrete cutting, Connectrac power and data, circuit modifications, a power monument, and rooftop conduit from the IT room to the antenna location.

FINISH

DELIVER A FURNITURE-READY WORKPLACE

Complete flooring, paint, millwork, doors, hardware, appliances, furniture installation, cleaning, punch correction, and turnover.

PROJECT INFO

CLIENT
Stantec

LOCATION
Santa Barbara, California

SUITE FOOTPRINT
4,690 SF

AREA OF WORK
987 SF

CONTRACT WINDOW
90 calendar days

DELIVERY
General contracting

STATUS
COMPLETED

ONE TEAM CONTROLLED EVERY DEPENDENCY

ASI sequenced room reconstruction with ceilings, lighting, HVAC, electrical, low voltage, life safety, security, flooring, millwork, furniture and the rooftop technology path within the full office environment.

PROTECT	DEMOLISH	REBUILD	INTEGRATE	FURNISH	TURN OVER

ARCHITECTURE, BUILDING SYSTEMS AND WORKPLACE FUNCTION WERE DELIVERED TOGETHER.

+ THE OUTCOME

A NEW CORE.
A MORE FUNCTIONAL WORKPLACE.

ASI delivered the new room program and the invisible infrastructure behind it, giving Stantec an operational server room, new offices, expanded workstation capacity, and coordinated building systems.

4,690 SF

SUITE FOOTPRINT

The complete office provided the project planning context.

MULTI-TRADE

INTEGRATED TENANT IMPROVEMENT

Architectural reconstruction and connected building systems.

COMPLETE

WORKPLACE TURNOVER

Finishes, furniture, punch and operational handoff.

WHAT THE PROJECT DELIVERED

NEW SERVER ROOM

A dedicated technology room was created and connected to power, data, cooling, security, and rooftop conduit requirements.

ROOM CONVERSIONS

Meeting, copy, storage, and office areas were rebuilt into a more functional mix of offices and open workplace.

INTEGRATED INFRASTRUCTURE

Ceilings, lighting, HVAC, plumbing, fire protection, electrical, low voltage, and Connectrac were coordinated together.

COMPLETED WORKPLACE

Flooring, paint, millwork, furniture, technology interfaces, cleaning, punch, and final turnover completed the suite.

ONE ACCOUNTABLE PARTNER.
FROM SELECTIVE DEMOLITION THROUGH SYSTEM TURNOVER.

DELIVERY RESULT

ASI coordinated the transformation within Stantec's 4,690-square-foot suite, delivering room reconstruction, critical technology space, connected building systems, finishes, furniture and final workplace turnover.

PLANNING A COMPLEX WORKPLACE REBUILD?

ASICOINC.COM | PROJECTS@ASICOINC.COM

+ PROJECT DETAILS

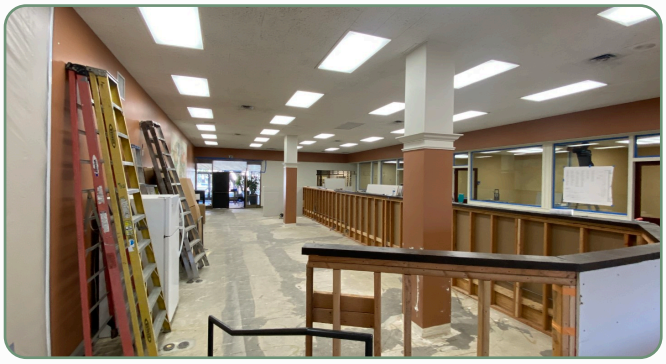
OPEN THE SPACE.
RECONNECT EVERY SYSTEM.

The field views follow room reconstruction, wall and system interfaces, and workplace furniture installation. Each view shows a different part of the construction and workplace sequence.



WORKPLACE INSTALLATION | IN PROGRESS

Workstation installation connects the revised layout with circulation, finishes and building systems.



SUITE RECONSTRUCTION | IN PROGRESS



ROOM CONVERSION | IN PROGRESS



PARTITION AND ELECTRICAL ROUGH-IN | IN PROGRESS



PRIVATE OFFICE FURNITURE