+ HOLDOVER-CRITICAL WORKPLACE HANDBACK

APPROX. 48,000 SF.
ZERO TENANT POWER.
30 DAYS TO HAND BACK.

ASI raced to return approximately 48,000 square feet before lease holdover, removing every tenant step-down transformer, panel, feeder, and connected circuit while coordinating relocation, demolition, restoration, permits, inspections, and exterior work.

~48K SF
ESTIMATED PROJECT AREA

3 FLOORS
PLUS BUILDING EXTERIOR

30 DAYS
HOLDOVER-CRITICAL PLAN

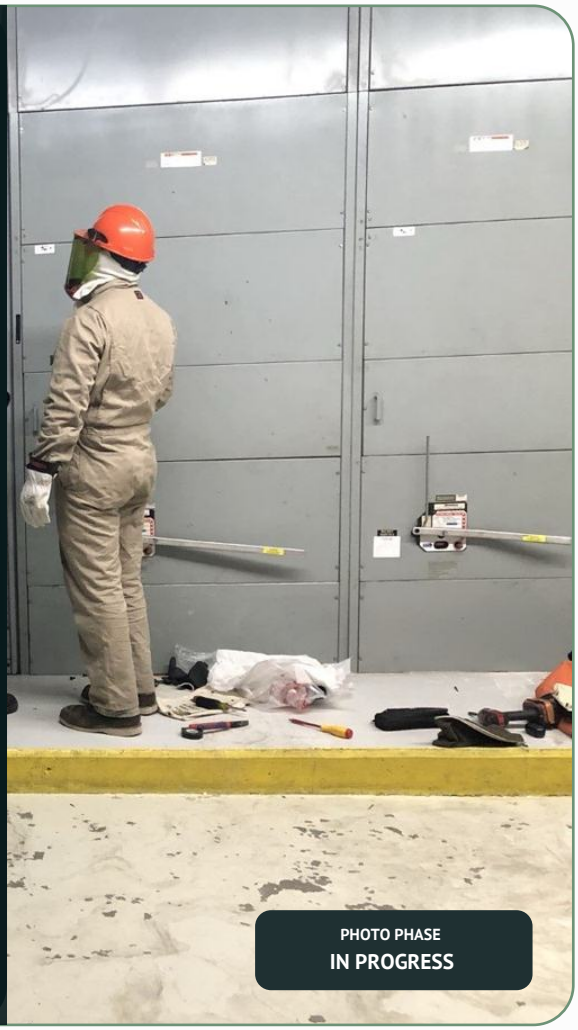


PHOTO PHASE
IN PROGRESS

OVERVIEW

CHALLENGE

Return approximately 48,000 square feet and the affected building exterior within 30 business days so the client could meet its lease handback and avoid holdover exposure. Relocation, wall demolition, a complete server-room dismantle, total tenant electrical removal, life safety, restoration, permits, inspections, and certified exterior access all had to move at once.

ASI APPROACH

ASI built one holdover-critical schedule, brought in permit expediters, advanced demolition and electrical approvals, and coordinated relocation, total power removal, server-room dismantling, architectural restoration, life safety, exterior access, inspections, and documented handback.

RESULTS

- Approximately 48,000 square feet returned through one 30-business-day program
- Every tenant step-down transformer, panel, feeder, and connected circuit removed from the three floors
- Demolition and electrical permits, expediting, inspections, certified exterior access, and turnover controlled by ASI

DASSAULT SYSTEMES | WOODLAND HILLS

This was a race against lease holdover, not a standard furniture decommission. ASI took control of an approximately 48,000-square-foot workplace exit that required complete tenant power removal, server-room dismantling, wall and ceiling restoration, permits, inspections, and high-rise exterior work under one accountable team.

PROJECT INFO

CLIENT
Dassault Systemes

LOCATION
Woodland Hills, California

APPROX. PROJECT AREA
48,000 square feet

SCHEDULE
30-business-day handback

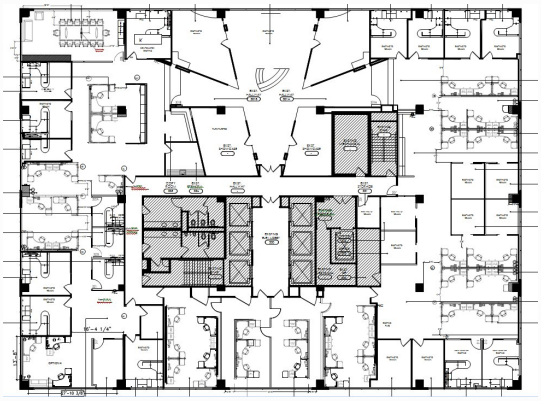
PROJECT REACH
Three floors plus exterior

STATUS
Completed

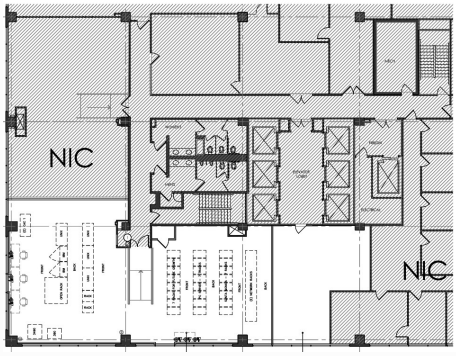
+ THREE-FLOOR EXECUTION PLAN

APPROX. 48,000 SF.
THREE FLOORS TO HAND BACK.

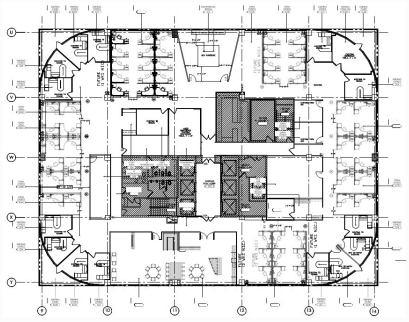
Two essentially full floor plates plus the major fourth-floor server and building-system areas created an estimated project area of approximately 48,000 square feet. The plans connected that scale to the 30-business-day lease handback.



THIRD-FLOOR WORKPLACE AND TRAINING AREAS



FOURTH-FLOOR SERVER ROOM AND CRITICAL SYSTEMS



FIFTH-FLOOR WORKPLACE AND BUILDING-SYSTEM CONNECTIONS

+ THE ASI DELIVERY MODEL

BEAT THE LEASE DEADLINE.
LEAVE NOTHING CONNECTED.

The lease handback created a fixed finish line. ASI treated relocation, demolition, complete floor-by-floor electrical removal, server-room dismantling, restoration, permitting, inspections, and exterior work as one connected critical path.

LEASE

BUILD BACKWARD FROM LEASE HANDBACK

Sequence the entire approximately 48,000-square-foot exit around one 30-business-day finish line and the client's need to avoid holdover exposure.

MOVE

CLEAR AND RELOCATE THE WORKPLACE

Coordinate furniture, technology, equipment routing, relocation activities, loading, building protection, debris control, and uninterrupted access to the work areas.

POWER

REMOVE EVERY TENANT ELECTRICAL CONNECTION

Trace circuits through the building distribution path and remove every tenant step-down transformer, panel, feeder, breaker, disconnect, furniture feed, and connected circuit serving the three floors.

RESTORE

DISMANTLE SYSTEMS AND REBUILD THE LEASE CONDITION

Remove the server room, racks, UPS equipment, cooling systems, raised floor, walls, ceilings, floor monuments, fire systems, and critical piping, then restore the affected conditions.

PERMITS

EXPEDITE APPROVALS, INSPECTIONS, AND CLOSEOUT

Use permit expediters to advance site plans, demolition and electrical permits, inspections, suspended-platform certification, exterior branding removal, facade repair, and final handback.

PROJECT INFO

CLIENT
Dassault Systemes

LOCATION
Woodland Hills, California

APPROX. AREA
48,000 square feet

PROJECT REACH
Three floors plus exterior

SCHEDULE
30 business days

APPROVALS
Demo and electrical permits

STATUS
COMPLETED

ONE TEAM CONTROLLED EVERY DEPENDENCY

ASI managed the lease deadline, relocation, total tenant electrical removal, server-room dismantling, architectural restoration, life-safety systems, permit expediting, inspections, certified exterior access, facade work, and turnover as one connected critical path.

DEADLINE | RELOCATE | DE-ENERGIZE | RESTORE | INSPECT | HAND BACK

EVERY DEPENDENCY RAN TOWARD THE SAME FINISH LINE: A CLEAN, PERMITTED, FULLY DISCONNECTED LEASE HANDOFF IN 30 BUSINESS DAYS.

+ THE OUTCOME

ZERO TENANT POWER LEFT.
THE FLOORS HANDED BACK.

ASI completed the approximately 48,000-square-foot workplace exit through one accelerated program, leaving no tenant electrical service connected to the three floors and coordinating the permitted interior and exterior restoration required for handback.

~48,000 SF

ESTIMATED PROJECT AREA

Two full floor plates and the major fourth-floor server and building-system areas were returned.

ZERO

TENANT POWER CONNECTED

Step-down transformers, panels, feeders, breakers, disconnects, circuits, and floor feeds were removed.

30 DAYS

TO AVOID HOLDOVER

Relocation, demolition, permits, inspections, restoration, and handback shared one fixed deadline.

WHAT THE PROJECT DELIVERED

HOLDOVER-CRITICAL SCHEDULE CONTROLLED

ASI built the work backward from the 30-business-day lease handback and kept relocation, trades, approvals, inspections, and closeout moving together.

EVERY FLOOR FULLY DE-ENERGIZED

All tenant step-down transformers, panels, feeders, disconnects, breakers, circuits, furniture feeds, and related connections were traced and removed.

BUILDING CONDITIONS RESTORED

Server infrastructure, walls, ceilings, carpet, floor monuments, penetrations, firestopping, fire protection, and affected finishes were repaired and closed.

PERMITS AND EXTERIOR ACCESS EXPEDITED

ASI brought in permit expediters, advanced demolition and electrical approvals, certified the suspended platform, coordinated inspections, and restored the facade.

ONE ACCOUNTABLE PARTNER.
FROM LEASE DEADLINE THROUGH FINAL HANDOFF.

DELIVERY RESULT

ASI returned approximately 48,000 square feet and the affected building exterior through one 30-business-day program, completing relocation, total tenant electrical removal, server-room dismantling, architectural restoration, permit expediting, inspections, certified exterior access, and final handback while protecting the client from holdover exposure.

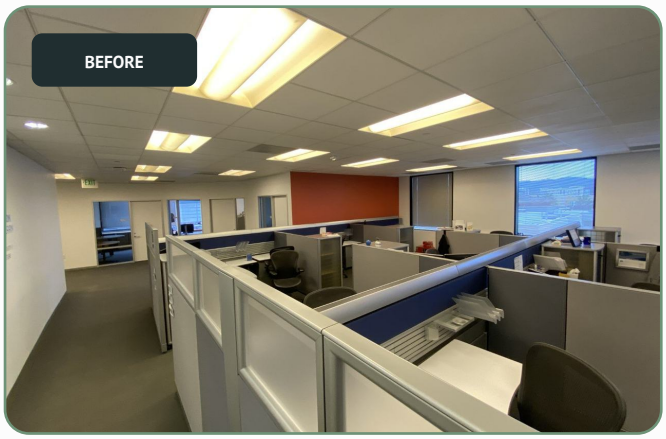
NEED ONE TEAM TO BEAT A LEASE HANDOVER DEADLINE?

ASICOINC.COM | INFO@ASICOINC.COM

+ PROJECT DETAILS

RACE TO ZERO.
READY FOR LEASE HANDOFF.

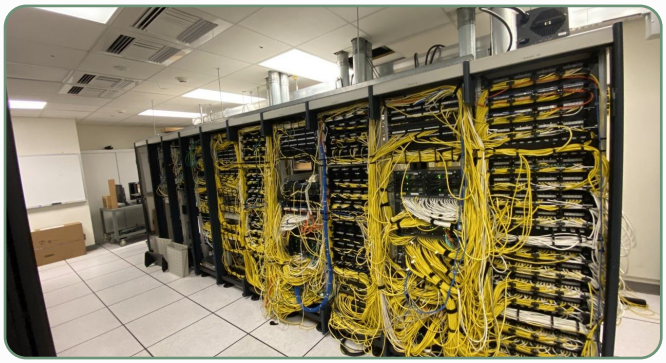
The visual story moves from a fully occupied workplace to cleared floor plates, complete electrical removal, exposed raised-floor systems, a dismantled server room, and certified high-rise exterior access.



OCCUPIED WORKPLACE



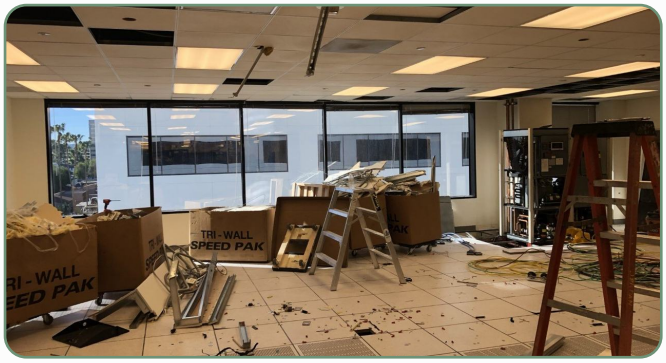
CLEARED FLOOR AREA



ENTERPRISE SERVER ROOM BEFORE REMOVAL



RAISED-FLOOR INFRASTRUCTURE DISMANTLED



SERVER ROOM STRIPPED TO BASE CONDITION



CERTIFIED EXTERIOR ACCESS AND FACADE REPAIR