



LANGAN ENGINEERING CORPORATE HEADQUARTERS

LOCATION:

Parsippany, NJ

PROJECT TYPE:

Corporate - Fit Out

ARCHITECT:

Gensler

Hollister Construction Services performed the interior construction of Langan's new corporate headquarters at 300 Kimball Drive in Parsippany, NJ. Looking for more space for their staff and business, and a more contemporary workspace, Langan relocated their corporate headquarters from Elmwood Park to Parsippany.

Occupying the fourth floor, Langan's new space features nearly 80,000sf of state-of-the-art work space. The Hollister team gutted the existing space and transformed contemporary, open-floor plan with ample natural light and state-of-the-art communications technology. The new space features private and general offices, executive area, conference rooms, various collaborative rooms, a pantry and restrooms. It also provides employees with open work areas, meeting hubs and interview rooms to facilitate team discussion sessions. 300 Kimball Drive is a LEED Silver project, further enhancing the quality of Langan's business environment. The project was completed meeting an aggressive 16-week schedule.

PRECONSTRUCTION PHASE APPROACH

During the two month preconstruction phase, Hollister worked closely with the owner's rep, Avison Young and architect, Gensler, providing guidance. Through various meeting, we aided the team with budget development, schedule and logistics approach, value engineering and constructability.



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Budget Development

During the budget development, the Hollister team ensured no costs would be incurred which weren't part of the scope of work approved. Our preconstruction team controlled the cost from the beginning, with collective input from all professionals on the team, preparing trade-by-trade project budgets that were presented to Langan.

Schedule and Logistics Development

Our team developed a detailed construction schedule separating the project into the various categories of work and identifying material/equipment requiring long-lead time procurement. The master construction schedule was submitted and approved by Langan. Our team also put together a detailed, well planned logistics approach to ensure an efficient construction program. The site plan was used to communicate on-site operations to the subcontractors and construction personnel.

Value Engineering

During the preconstruction phase, our team presented value engineering options that optimize time, while taking every advantage to minimize cost and maximize quality. Comparative analysis matrices were presented to the team for review and approval.

Constructability Review

To ensure construction feasibility, construction ease and speed, appropriate labor saving, off-site fabrication and pre-assembly of building systems, our team evaluated the design thoroughly. Various finishes and equipment were identified and submitted to Langan for review and approval.