

Facts & Figures

Owner/Property Manager:

Cousins Properties, Atlanta, GA

Type of Project: Renovation of an existing office building

Project Managers/Construction

Managers: AGL Resources

Facilities Management, Atlanta, GA;

Cushman & Wakefield, Atlanta, GA

Architect: Hellmuth, Obata +

Kassabaum, Inc. (HOK), Atlanta, GA

General Contractor: Dudley

Barrett Construction Company,

Alpharetta, GA

Size: 225,000 square feet

Cost: \$18 million

Construction Time:

October 2002 - May 2003

The Need: To consolidate

employees from several locations into a central headquarters

The Challenge: Renovating 18

floors of a 20-story building

without disturbing tenants on the other two floors

Supportive Team Members

The Big Dog Companies

Demolition

Corporate Environments

Office Furniture & Related Services

McKenney's Inc. Mechanical

Contractors and Engineers
Mechanical (HVAC & Plumbing)

SMED International

Office Furniture



Photos courtesy of AGL Resources

Atlanta, Georgia

AGL Resources Corporate Headquarters

In late 2001, AGL Resources, an energy holding company with operations throughout the Southeast, made plans for a move to a new Atlanta corporate headquarters. The goal was to create operating efficiencies and a true headquarters facility for all AGL Resources corporate employees, who had previously operated out of several locations.

AGL Resources' solution was found at Ten Peachtree Place, a high-rise office tower located in one of the premier communities in Atlanta. Just steps away from Atlanta's most famous corridor — Peachtree Road — it is situated among some of the city's best restaurants, entertainment venues, retail stores and residential communities. Prior to AGL Resources moving in, however, some changes need to be made to the building itself.

"The new AGL Resources Corporate Headquarters project involved the complete interior renovation of a late-1980s high-rise building in the midtown area of Atlanta," said Nick Gold, director of community and media relations for AGL Resources. "The project included the complete demolition and build-back of the tenant floors, as well as the

substantial renovation of the public spaces. The challenge was to transform not only an older facility, but also AGL Resources' corporate business culture."

However, the project was not as straightforward as it seemed. According to Dudley Barrett Construction Company, the project's general contractor, two of the building's floors had to remain undisturbed because they housed other tenants. The team carefully worked together, performing the demolition and renovation of 18 floors of the 20-story office tower with minimal impact on the existing tenants. The result was exactly what AGL Resources was hoping for in a headquarters facility.

"Each typical floor includes a break room and copy space, while the majority of the floor is an open office with enclosed offices being constructed with demountable partitions," said Gold. "The executive floor is traditional office construction with high-end finishes of wood and plaster. The conference center on the top floor includes the boardroom, large conference rooms and break-out areas as well as dining space."

In addition, the building includes a full-service kitchen and dining area, a fitness facility, an auditorium,

credit union offices and a full-floor data center, according to Dudley Barrett Construction.

Renovation of the public spaces included cladding the existing two-story marble rotunda with eucalyptus wood panels and Venetian plaster, and rebuilding the servery and café dining space, elevator lobbies, and restrooms.

In a letter to Cousins Properties, AGL Resources' chairman, president and CEO, Paula G. Rosput, wrote, "We needed to create a headquarters that would house all of our people in one business location. We also needed one that was handsome and proud, yet practical, one that reflected our Southern roots, but was contemporary. When our employees walk in to Ten Peachtree Place every morning, they feel as if they work for an institution of significance and of which they can be proud. The renovations resulted in an office space that offers an enjoyable, motivating, state-of-the-art work environment. How pleasant it is to be able to host the community in our building and be a welcoming presence to the business and civic leaders in Georgia." ■

— R.G.