



CSC Headquarters

Recruiting the best and brightest through workplace design

NORR collaborated with CSC (Corporation Service Company) to develop a multi-year, multi-phased master plan for their global headquarters site in Wilmington, Delaware. To design the innovative offices CSC envisioned, our commercial architecture team first gained a deep understanding of CSC's unique job functions and how staff members interact with each other.

Our design emphasizes flexibility and team-based work environments that foster collaboration, employee engagement, innovation and adaptability. We employed leading-edge workplace design concepts, including sit/stand workstations, informal social spaces and amenities such as a café and gym. Technological features include underfloor air distribution that provides individual user control, rain-screen construction for the building envelope, passive solar strategies for comfort and energy efficiency, and a partial green roof and wildflower meadow to manage storm water. Our integrated and consensus-driven approach achieved CSC's goals for a forward-thinking, energy-efficient and cost-effective headquarters campus that reflects their corporate culture.

CLIENT	Corporation Service Company
PORTFOLIO	Commercial
CATEGORY	Ground Up Building
SIZE	148,000 SF (13,750 SM)
LOCATION	Wilmington, DE, US
DATE	June 2017
SERVICES	Master Planning Architecture MEP Engineering Structural Engineering Interior Design

AWARDS

- 2018 Engineering News-Record ENR MidAtlantic Best Projects, Office/Retail Mixed-Use Developments
- 2017 Delaware Contractors Association Construction Excellence Award, Construction
- 2017 Associated Builders and Contractors, Inc.'s Delaware Chapter Excellence Award

Commercial

NORR's focus on high-performance buildings is supported by our integrated design approach, with architects, interior designers and engineers working in unison to create optimum solutions. Our project experience extends across the entire spectrum of services, from master planning to workplace strategies. We take a client-centric approach to every project to deliver on business objectives and long-term value and efficiencies.

Designing to Meet Business Objectives

Our commercial architecture design approach is to create impactful, creative and sustainable projects to respond to our client's very specific goals and business objectives. We design for the future by creating state-of-the-art office structures and interiors that support healthy environments for the workforce. This enables higher employee productivity and lower operating costs. We do this through research and selection of mechanical, electrical, life safety, elevator and communications systems, sustainable materials and programs for each and every design project. The result is measurable performance against business objectives.

Creating for Long-Term Value and Efficiencies

We also know that it is critical that office buildings, workspaces and systems, be designed for flexibility, to accommodate the changing demands of tenants, and their workforce, over time. Expectations of the work environment and the rapid advance in technology are major factors in design. Building owners and employers

need to offer a gamut of completely-wired, flexible floor plates, collaborative and hoteling workspaces and employee amenities to remain competitive for tenants and skilled talent respectively. At NORR, we design for today, and tomorrow, to ensure our clients realize long-term value.

Sustainable building practices are also relevant when considering resiliency in the designs of building envelopes and reducing the environmental footprint, resulting in cost and energy savings. We've partnered with our clients to realize efficiencies on everything from brownfield projects to renovations to adaptive reuse structures. In every instance, we embrace the vital role that design plays in our lives and communities.

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