

FactSet

Headquarters Relocation

Location	Norwalk, Connecticut	Size	173,164 square feet
Architect	Perkins Eastman Architects	Cost	Est. \$40 million
Services	MEP/FP	Completed	2020



Kohler Ronan provided MEP/FP designs and services for the relocation of FactSet Headquarters. The project consisted of the tenant fit-out of 173,164 rentable square feet over five floors. Support spaces including a reception area, conference rooms, pantries, LAN rooms, a server room, phone rooms, copy/mail rooms, storage rooms, flex rooms, and mothers' rooms were all part of the scope of work. The work area is primarily open office along with some enclosed private office space. A training center of approximately 7,500 square feet was also included. Renovations were provided within the building's core space which primarily involved the main restrooms and elevator lobbies.

Kohler Ronan worked hand-in-hand with a sustainability consultant, BranchPattern, to provide a design focused around the health and wellness of the occupants. Air towers were located in each quadrant of every floor, serving a common floor cavity plenum, while floor diffusers were provided throughout the occupied spaces to supply conditioned ventilation air directly to the occupant's comfort zone. Diffusers at every workstation were furnished with manual dampers for individual control by each occupant, and air quality measuring stations were designed to measure and record CO₂, VOCs, particulate matter, temperature, and humidity. Lighting controls were selected to give the end user granular control of the lighting fixture in each space to best suit the task at hand; end users are also able to control lighting remotely via smartphone or tablet. The resulting office space is a beautifully designed, comfortable work environment for all FactSet's employees and their visitors.



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