

Office Depot

Global Headquarters

Project Name:
Office Depot Global HQ

Square Feet:
635,000

Location:
Boca Raton, FL

Architect:
HOK

Contractor:
Balfour Beatty

Furniture Dealer:
Thomas Ruff (Steelcase)

Date Completed:
Occupied November 2008



Project Description: Office Depot selected Sempai Services, Inc. to oversee a five-year effort to plan, design, construct, furnish and occupy a new 635,000 sf global headquarters in Boca Raton, Florida.

- Approach:**
- Worked with Office Depot from the initial identification of the program and analysis of available options to give the Office Depot senior leadership team an understanding of the various business options available.
 - Acted as Office Depot's advisor and project representative to manage the developer, architect, construction manager, furniture vendor and other separate vendors in order to manage the extensive project challenges.
 - Since the project involved changing the workplace from a private office environment to a more open plan environment, managing employee behavior and expectations was a major component of the project management plan for the project.

- Results:**
- Construction of the interior improvements was completed almost \$6 million under budget. The shell office building was completed almost \$8 million under budget. Overall project savings exceeded \$18 million.