



American Home Products (currently Pfizer)

Giralda Farms Corporate Headquarters

Location

Madison, New Jersey

Client

American Home Products/
Pfizer

Market Sector

Real Estate

Size

450,000 sf



The Opportunity

PS&S performed civil, environmental, geotechnical and structural design services for the American Home Products Corporate Headquarters, located in the prestigious Giralda Farms in Madison, New Jersey. The project consisted of 450,000 sf of corporate office space with associated amenities and a connected below grade 3-level parking structure for 1,300 cars. The aggressive fast-track program was completed in less than 20 months from date of hire to initial occupancy. American Home was later acquired by Wyeth and most recently Pfizer has taken over the site after purchasing Wyeth. PS&S was again called in to assist Pfizer in adapting and making architectural and engineering modifications to the entire facility to meet their specific corporate needs and standards.

The Challenges

The challenges for the initial design of the AHP headquarters were many. Schedule was the most critical, due to the need to accommodate AHP's planned move out of New York City. All design decisions were predicated on that aggressive time frame. Obtaining all the municipal and regulatory approvals was a second major hurdle. Finally, meeting all the Giralda Farms internal design guidelines added another layer of review and approval to the project.

The PS&S Solution

In order to meet the strict Giralda guidelines, the design was sited carefully to take advantage of the natural topography, preserve open space, and protect the very important large number of specimen trees. Another design decision was to disengage the underground parking structure from the footprint of the building, so that the two construction efforts would run simultaneously and pick up valuable time in the overall schedule. By siting the building at the edge of the topographic drop-off, we were able to increase the facility by one level and thereby significantly reduce the built footprint and associated site/building costs. In addition, PS&S provided municipal environmental assessment, a wetlands state-wide general permit, and noise monitoring services during construction. Significantly reduced pollutant discharges into the local water environment.

