



A.M. Best

Corporate Headquarters Expansion

Location

Oldwick, New Jersey

Client

Turner Construction Co.

Market Sector

Real Estate

Size

135,000 sf

As part of a design-build team, PS&S provided full integrated architectural and engineering services, including site analysis and master planning, for A.M. Best's Corporate Headquarters expansion in Oldwick, New Jersey.

The Opportunity

A.M. Best needed to more than double the size and capacity of their headquarters. Their objective was a design that expresses permanence and stability while proudly highlighting the firm's 100-year-history. At the same time, they wished to create an efficient and state-of-the-art work environment and incorporate environmentally sensitive design initiatives.

The Challenge

To achieve A.M. Best's goals within a design-build structure, PS&S needed to succeed on multiple fronts. Providing quality design solutions that met the requirements of all the program components and delivering the project on time and within budget were all crucial. Further, the ultimate design needed to blend seamlessly with the existing building configuration and appear as a whole-design composition. Significant wetlands and steep slopes on the site added to the challenge.

The PS&S Solution

PS&S' integrated solution linked a new 4-story office building, designed to harmonize with the existing 3-story construction, with a 2-story cylindrical tower which acts as a unifying design feature. To emphasize A.M. Best's proud history, the tower houses the original office of the company's founder and exhibit space for items of historical significance. The project also incorporated a recycling system that reuses 80% of the building's wastewater, and detention basins designed in series to provide storm water management and water quality treatment within the site's slope and wetland constraints.

