



# ENTERPRISE PRODUCTS PARTNERS, L.P.

Houston, TX

## TENANT IMPROVEMENT CASE STUDY

### FSG Deftly Manages Complex Logistics on Multi-Story Downtown Remodel Project



#### Owner

Enterprise Products Partners, L.P.

#### Contract Type

Tenant Improvement

#### General Contractor

Gallant Builders

#### Electrical Contractor

FSG

#### Architect

Parallax Consulting Group

#### CHALLENGE

Enterprise Products Partners, L.P. is a leading North American provider of midstream energy services to producers and consumers of natural gas, natural gas liquids, crude oil, refined products, and petrochemicals. With a downtown Houston headquarters occupying multiple floors at 1100 Louisiana Street, the company knew that a planned renovation of its office spaces would be challenging for employees and contractors alike. With a design in place from Parallax Consulting Group, Enterprise turned to Gallant Builders to serve as General Contractor on what would prove to be a complex remodel project with lots of moving parts. To help with the electrical work scope, Gallant turned to FSG's Houston branch.

#### SOLUTION

Throughout this complex re-stack renovation project, between one and three occupied floors were relocated at any given time to make room for the work to commence. Once each stage of the project was completed, the remodeled floors were occupied once again while the next group of floors was vacated in advance of the next project phase. FSG's work scope for the renovation included all new lighting and power, along with modifications to the existing distribution systems.

#### RESULT

In the end, the re-stack renovation project was delivered to Enterprise Products Partners thanks to the hard work of a large and well-coordinated project team. FSG Houston executed the required work scope for eight different floors, as well as for the company Mail Room and a stairway connecting levels seven through ten. Throughout the project, FSG supported the effort by providing services at night and during off-peak times to avoid interrupting adjacent tenants in the building. Additionally, FSG's equipment distribution pipeline made a huge impact on the project, ensuring that all material and equipment components required for the job were delivered to the busy downtown location just in time to support the project.

