

## WACHOVIA BANK DEMISING PROJECTS Wachovia Bank/American Financial Realty Trust

20 Locations in Pennsylvania and New Jersey

*Building Type:* Banking and sublet tenant office space

*Overview:* Design the conversion of 20 former community banks into multi-tenant buildings with a retail bank branch. Buildings ranged in age from 1896 to 2001, and in area from 5,000 SF to 250,000 SF.



*Role: Architect of Record*

Wachovia (now Wells Fargo) owned many local bank facilities, acquired through purchases and mergers. Changes in banking made these facilities with their large vaults, processing facilities and offices obsolete. Wachovia entered into a partnership with American Financial Realty Trust to convert them into multi-tenant buildings and sell the real estate, while preserving Wachovia's retail bank tenancy. This involved creating tenant entrances separate from the retail bank, separate tenant corridors and stair towers, adding toilet facilities for the tenants, and creating security perimeters for the retail bank.

Each location had to be approached as a unique solution that recognized the problems inherent to the site. A detailed observation of existing conditions, construction type, security, surrounding parking and access supplemented information in Wachovia's facilities management database. Meetings with real estate professionals assessed the probable tenant types and helped to develop the multi-tenant strategy. An initial detailed code analysis was necessary to develop the planning approach and establish the cost estimate for each location. This was followed up by meetings with local regulatory officials to determine scope of renovations, zoning, environmental, and other regulatory filings required for the conversions.

Once a multi-tenant strategy and conceptual plan had been developed for each site, the documentation and construction was handled as a design-build contract, working through Wachovia's network of approved contractors for each location. A single contractor from the Philadelphia area acted as construction manager, to coordinate the work of local contractors and maintain consistency.

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