

Facts & Figures

Owners: USAA Real Estate Company, San Antonio, TX; Commonwealth Ventures, Southport, CT (a joint venture)
Tenant: GTECH Corporation, Providence, RI

Type of Project: A new mixed-use building

Architects: Spagnolo Gisness & Associates, Inc., Boston, MA (base building); Elkus Manfredi Architects, Boston, MA (GTECH fitout)

Construction Manager at Risk: Gilbane Building Company, Providence, RI

Size: 27,000 square feet (retail space); 117,000 square feet (office space for GTECH); 58,000 square feet (leasable office space); 85,000 square feet (parking garage)

Construction Time: December 2004 - October 2006

The Need: A new mixed-use facility to house a corporate headquarters

The Challenge: Dealing with numerous design changes due to the project's location

Supportive Team Members

Allan Industries, Inc.
Final Cleaning

Arden Engineering Constructors, LLC
Mechanical Contractor

Campbell-McCabe, Inc.
Doors/Frames/Hardware

McNamara/Salvia, Inc.
Structural Engineers

Regal Floor Covering Inc.
Ceramic Tile, Wood & Resilient Carpeting

SEi Companies
MEP/Fire Protection Engineers

W.F. Shea and Company Inc.
Painting & Wallcoverings



Photos courtesy of Frank Giuliani, Photographer

Providence, Rhode Island

GTECH Center

GTECH Corporation is the world's leading provider of lottery services and provides gaming technology to government-sponsored machine gaming programs as well as commercial and Native American gaming venues. When GTECH began to contemplate moving its world headquarters from West Greenwich, R.I. to Massachusetts, Rhode Island offered the company a contract to run the state lottery for the next 20 years if it would instead relocate to downtown Providence.

Construction of the new 10-story building began in December 2004 and comprises more than just GTECH's headquarters. The ground level houses 27,000 square feet of retail space; levels two through four contain an 85,000-square-foot parking garage; levels five through eight hold GTECH's 117,000 square feet of office space; and the top two floors boast 58,000 square feet of leasable office space for other tenants. Elizabeth Lowrey Clapp, principal for Elkus Manfredi Architects, the architect for the GTECH fitout, explained that the goal of the project was to show that GTECH is a global corporation with a commitment to downtown Providence.

According to Erik Dyson, senior director of real estate for GTECH, the building envelope has granite

accents at the base and consists of glazed curtain wall at the retail and office floors, and composite metal panels on metal stud backup at the garage floors. The building features precast concrete deep pile foundations with a structural slab on grade, and its steel-framed superstructure has composite metal deck and concrete floors. Cooling is achieved through self-contained air-conditioning units on each floor with heat rejection handled by circulating condensate water through a roof-mounted cooling tower.

"The most innovative aspect of this project involved the highly creative solution of integrating and disguising the structured parking facility," said Al Spagnolo, AIA, principal in charge for Spagnolo Gisness & Associates, Inc., the project's base building architect. "Due to soil conditions, the 250-car garage needed to be elevated above the retail portion in the mixed-use building. The [design team] introduced an innovative wrap at the street wall comprised of metal mesh that is draped three stories and terminates at cantilevered metal canopies. The result is a visually stunning architectural screen that reinforces the modernistic exterior and conceals the vehicles from the nearby pedestrian promenades."

While the downtown site of the new building is one of its most attractive features, it also created the biggest project challenge. An exit ramp off Route 95 runs directly in front of the new building, making it one of the first buildings drivers see when they arrive in downtown Providence. The Capital Center Commission, which oversees the development of the 77-acre Capital Center District, including the property of GTECH's new headquarters building, recognized the building's high visibility and required several design changes, such as minor variances on signage and lightings, before granting final construction approval. According to James Driscoll, project manager for Gilbane Building Company, the project's construction manager at risk, in order to meet the design requirements quickly and smoothly, the project team attended many public meetings and developed a great rapport with the commission.

Despite design alterations, the project was completed on time in October 2006. Due to the patience and cooperation of the team members, GTECH and the Providence community can be proud of this new facility. ■

— Rick Geyerman

