



Goodwill Industries of Central Florida Headquarters

A 59,192 SF complete gut renovation transforming a legacy facility into a modern, efficient headquarters — purpose-built for the post-pandemic workforce.

MEPP ENGINEERING | CENTRAL FLORIDA

Project Overview & Strategic Goals

Facility Transformation

This comprehensive gut renovation converted an aging headquarters into a dynamic facility housing **administrative offices** and dedicated **classroom spaces** — fully reimagined from the ground up.

Post-Pandemic Design Philosophy

The layout deliberately balances open collaborative zones with enclosed private workspaces and staff amenities, supporting a flexible hybrid workflow model.

59,192 SF

Total facility footprint under full MEPFP engineering scope

Full Gut Renovation

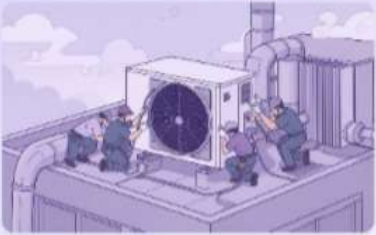
All mechanical, electrical, plumbing, and fire protection systems replaced and reconfigured

Flexible Workspace

Open collaboration zones balanced with enclosed offices and staff amenity areas



Mechanical, HVAC & Advanced 3D Engineering



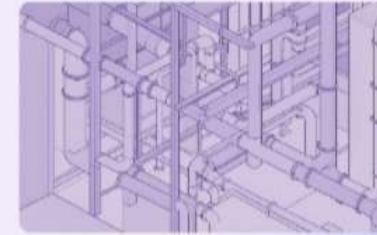
Full HVAC System Replacement

Designed complete replacement and reconfiguration of climate control systems, optimizing energy efficiency and occupant comfort throughout the renovated floor plan.



MEP Capacity Assessment

Conducted initial capacity and condition studies of all existing mechanical, electrical, and plumbing infrastructure to drive concept feasibility and inform design decisions.



Comprehensive 3D Systems Modeling

Developed full 3D designs for all building systems, ensuring seamless spatial coordination between structural elements and MEP services — including piping, plumbing, and a reconfigured sprinkler system.

- ① IT infrastructure integration was coordinated in parallel with building systems upgrades to fully support online collaboration and modern network demands.

Site & Exterior Improvements



Civil & Electrical Coordination

Managed full reconfiguration of the parking area, including the integration of new **landscape islands** and upgraded **site lighting** for safety and aesthetics.

Facade Enhancement

Reworked the front exterior elevation and lighting design to reflect Goodwill's organizational mission and significantly improve curb appeal — creating a welcoming, professional identity for the headquarters.

- ✔ The combined interior renovation and exterior upgrades deliver a cohesive facility that supports Goodwill's community mission for years to come.