

TSYS Corporate Campus Columbus, Georgia

When Total Systems Services, Inc. (TSYS) decided to consolidate its 15 offices located throughout Columbus, a 50-acre site in uptown Columbus was chosen. The site is located along the banks of the Chattahoochee River in the historic mill district, which had been largely abandoned or converted to commercial use.

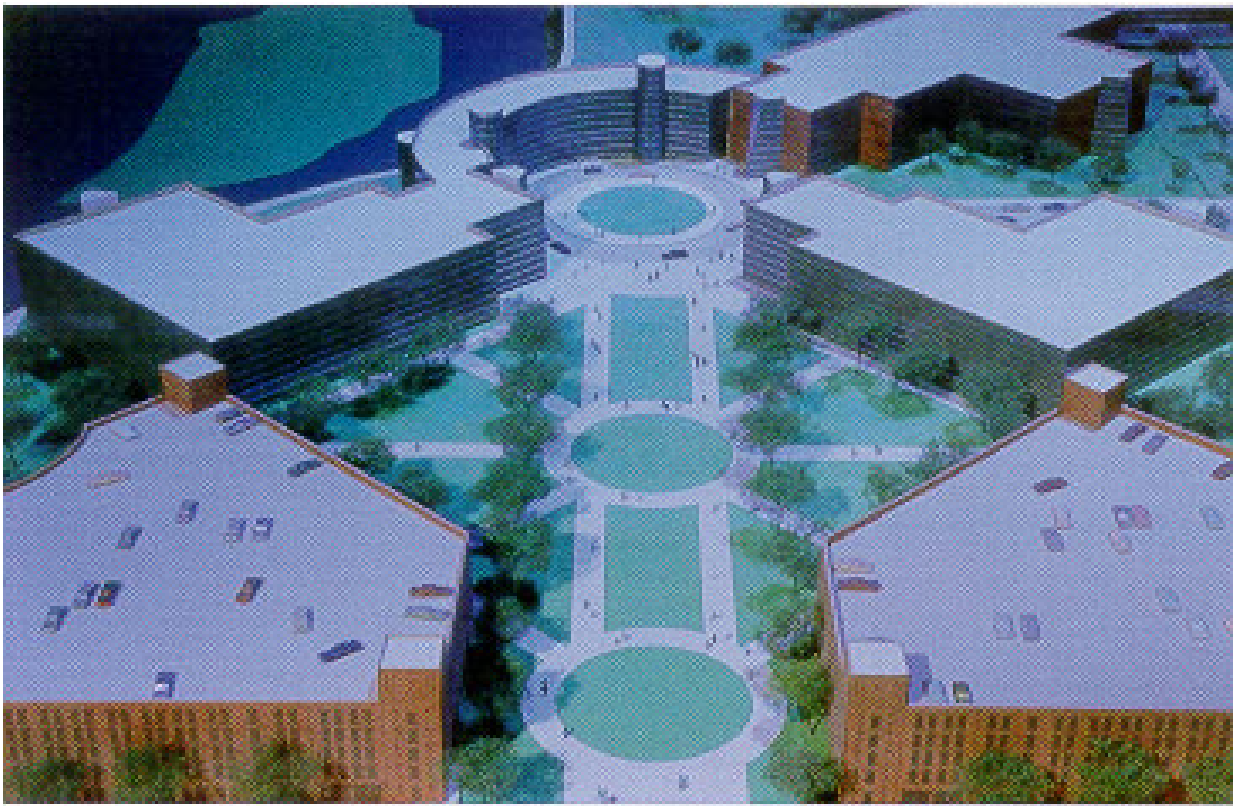
The corporate campus blends the past with the present, saving from demolition two historic structures, the Calhoun-Griffin-Mott House and City Mills. The Calhoun-Griffin-Mott House and Mott's Green, the original garden of this townhouse, are being renovated to be used for company functions. Also, in keeping with the architecture of that time, the corporate campus replicates the façade of the Muskogee Mills in the pedestrian entrance at Broadway and 14th Street.

As a part of the project, the Columbus Riverwalk was extended through the property. Employees are able to enjoy biking, jogging and walking with convenient access to the Riverwalk.

Phase I, which comprises approximately 30 acres, consists of six buildings and four parking structures. It includes the following:

- 1,074,000 square feet of office space
- 4,479 parking spaces
- Campus cafeteria seating 700
- Client Training Center and Conference Center

The first portion of Phase I was completed in 1999. It includes three buildings, a parking structure, and three surface parking lots.



As in any urban redevelopment, close cooperation between the project team members and the various governmental entities was required. Pharr worked with the city and other utility owners in designing around or relocating the existing utility grid. City streets also had to be closed or rerouted. The Riverwalk construction required the project team to interface with state and federal officials on environmental issues.