



## *Burlington Northern Santa Fe Corporate Campus*

F O R T W O R T H , T E X A S

Site size: 384-acre corporate campus;  
multiple buildings

Client: Burlington Northern Santa Fe  
Project work between 1990-1998  
Consulting completed in 1998

PROJECT TYPE: ADAPTIVE REUSE/RENOVATION, MULTIPLE BUILDINGS;  
BUILD-TO-SUIT CORPORATE CAMPUS BUILDINGS; MASTER PLANNING  
Woodbine managed the master planning and development standards,  
building construction and renovation of multiple buildings at  
Burlington Northern's 384-acre headquarters campus. With BNSF's  
Project Management team, Woodbine reviewed detailed development  
and lease proposals, 15-year facility development and occupancy costs,  
operational costs and other issues.



2001 Lou Menk Drive,  
Fort Worth, Texas 76161



## PROJECT DESCRIPTION

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The corporate campus work resulted from a successful partnership that began in 1984, when the railroad relocated its headquarters from St. Paul, Minn., to the Woodbine-developed Continental Plaza in downtown Fort Worth. Woodbine managed tenant improvements for BNSF space in a seven-month project before move-in. Several years later, BNSF called on Woodbine to develop a world-class corporate campus.

At BNSF's corporate campus in north Fort Worth, Woodbine managed construction of more than 1 million square feet, including work on the railroad's state-of-the-art Network Operations Center and Operating Office Building, as well as the Marketing Building, Information Systems Building and Employee Center.

## ACCESSIBILITY

Bounded on the east by Interstate 35W, the south by Western Center Boulevard and Robert W. Downing Road on the west.

## FACILITIES

Woodbine's work included construction management of more than 1 million square feet.

### *New construction*

#### *Network Operations Center*

<i>Gross building area</i>	200,000 square feet
<i>Building façade</i>	Brick and precast concrete shell
<i>Height</i>	2 stories
<i>Elevators</i>	2 passenger
<i>Loading dock</i>	2 dock bays, 2 receiving overhead doors

#### *Marketing Office Building*

<i>Gross building area</i>	130,000 square feet
<i>Building façade</i>	Brick and precast concrete shell
<i>Height</i>	3 stories
<i>Elevators</i>	5 (4 passenger, 1 service)
<i>Loading dock</i>	2 dock bays, 2 receiving overhead doors

#### *Administration Office Building*

<i>Gross building area</i>	106,000 square feet
<i>Building façade</i>	Brick and precast concrete shell
<i>Height</i>	4 stories
<i>Elevators</i>	5 (4 passenger, 1 service)
<i>Loading dock</i>	4 dock bays, 4 receiving overhead doors

#### *Operations Office Building*

<i>Gross building area</i>	75,000 square feet
<i>Building façade</i>	Brick and precast concrete shell
<i>Height</i>	4 stories
<i>Elevators</i>	2 passenger

#### *Parking Garage*

<i>Employee Center/Fort Worth Data Center</i>	370,000 square feet
<i>Visitors Center</i>	25,000 square feet
	12,000 square feet

### *Renovations*

<i>Information Systems Services Building</i>	43,000 square feet
<i>Interim Dispatch Center</i>	20,000 square feet
<i>East Office Building</i>	42,000 square feet
<i>Two rail cars (event center)</i>	5,000 square feet

### *Tenant finish-out improvements*

<i>Continental Plaza Headquarters relocation (1984)</i>	243,598 square feet
<i>Continental Plaza Headquarters (1990)</i>	65,000 square feet
<i>Continental Plaza Headquarters (1991)</i>	40,000 square feet

## PROJECT TEAM

ARCHITECT	KVG Gideon Toal, Inc.	Fort Worth, Texas
CIVIL ENGINEER	Goodwin & Marshall	Fort Worth, Texas
GENERAL CONTRACTOR	Austin Commercial	Dallas
INTERIOR DESIGN	Paul B. Berger & Associates	Chicago
MECHANICAL ENGINEER	James Johnston & Associates	Dallas
PROJECT MANAGER	Woodbine Development Corporation	Dallas

## MUNICIPALITY / TAXING JURISDICTIONS

City of Fort Worth, Tarrant County, Tarrant County College District, Tarrant County Hospital District, Eagle Mountain-Saginaw Independent School District, Tarrant Regional Water District

## PROJECT OWNERSHIP / SPONSORSHIP

Burlington Northern Santa Fe Corporation

