CASE STUDY

Dick's Sporting Goods

Smithton, Pennsylvania

SIZE
Tenant improvements for 600,000 sf automated distribution facility

SERVICES PROVIDED
Business Case Development, Procurement, Design & Construction Management, Permitting, Equipment Coordination, and Closeout

INDUSTRY
Retail

Dick's Sporting Goods operates a 600,000 s.f. distribution center in Smithton, PA, originally built in 1999 and later expanded to support regional growth. With the lease nearing renewal, DSG leadership prioritized modernization to align with standards across the distribution network—addressing warehouse climate control, aging HVAC and EPDM roof systems. As the sole tenant under an absolute net lease, DSG carried full responsibility for building improvements.

Stream's Distribution team proactively developed a capital budget ahead of lease renewal, laying the groundwork for tenant improvement negotiations. After lease renewal in 2024, Stream led the procurement and contractor selection process, and managed an intricate tenant improvement scope under budget and timeline pressures within the operating facility. As the project progressed, challenges emerged including varied insulation levels across building sections, permitting challenges and costs, and structural implications of switching roof systems that required structural reevaluation of the potential uplift risks. The HVAC replacement and upgrades also required coordination with the local power utility to deliver a new electrical service to provide the power needed to support the additional cooling.

Spanning 19 months, the project was delivered in phases to ensure full operational continuity for the active distribution center. Stream coordinated multiple partners, managed lead times for electrical and mechanical components, and sequenced overhead work to keep product flowing in the building safely and efficiently. By aligning infrastructure investment with operational needs and lease strategy, Stream delivered certainty, control, and a future-ready facility that enhances Dick's long-term performance.

VALUE DELIVERED

Enabled strategic lease negotiations through early capital budgeting and infrastructure planning.

Delivered complex HVAC and roofing upgrades while maintaining uninterrupted distribution operations.

Guided redesign and utility coordination to reduce risk, control costs, and ensure long-term performance.

PROVEN PERFORMANCE

STREAM®