

# Case Study - Biohydration



## **Carlsbad Research Center 2091 Rutherford Road Carlsbad, California**

### **DESCRIPTION:**

CARLSBAD - The project consisted of the design and construction of a 17,000 SF office TI project and a 171,000 SF bottling facility. The bottling facility included installation of mechanical, electrical and plumbing systems for a product bottling line, including stainless steel piping, floor trench drains, self-contained bottling room, water storage tanks, DI water system, chillers and electrical connection of bottling line motors and controls. The office portion consisted of the build-out of approximately 17,000 SF of new office space with a two-story stair and general improvements.

### **ADDED VALUE:**

IRVING HUGHES/CM came on board at the request of the client with the project substantially over budget and behind schedule. Irving Hughes was able to substantially reduce the budget and got the project back on track and complete within 12 weeks of being hired. Irving Hughes also assisted their facilities manager in evaluating their vendor schedules and helped expedite the bottling line assembly and start-up process.

### **SERVICES PROVIDED:**

IRVING HUGHES/CM provided project management service from design evaluation and value engineering through permit acquisition and complete project build out.

### **SQUARE FEET:**

188,000 SF

### **CONTRACT AMOUNT:**

\$ 916,000

### **GENERAL CONTRACTOR:**

BYCOR General Contracting  
Scott Kaats

### **ARCHITECT:**

Ware and Malcomb  
Matt Brady