

Case Study - Cooley Godward LLP



SUNROAD CORPORATE CENTRE **4401 Eastgate Mall** **San Diego, California**

DESCRIPTION:

UTC - The project consisted of the complete build-out from shell of approximately 135,000 SF (6 floors in 2 separate buildings) of corporate law firm tenant improvements. Key elements included a four story internal stair, a 10,000 SF conferencing center with teleconferencing facilities, \$2 million of custom millwork and secretarial stations, structural upgrades for high density file systems and a law library.

ADDED VALUE:

IRVING HUGHES/CM played a key part in resolving several budget and schedule issues associated with the landlord's completion of the shell and core during the TI project. Our evaluation of landlord-proposed change orders saved more than our fee on the project. In addition, we were able to identify a substantial delay to the core and shell and get the landlord to admit to the delay. This allowed Cooley Godward to push out their delivery dates for furniture and avoid costly storage charges.

SERVICES PROVIDED:

IRVING HUGHES/CM provided complete project management services from architectural and general contractor firm selection through design, bidding, construction and occupancy.

SQUARE FEET:

135,000 SF (6 floors, 2 buildings)

CONTRACT AMOUNT:

\$ 9.6 million

GENERAL CONTRACTOR:

Johnson & Jennings General Contractors
Jackie Jennings

ARCHITECT:

Howard Sneed Architects
Anne Sneed

IRVING HUGHES | CM