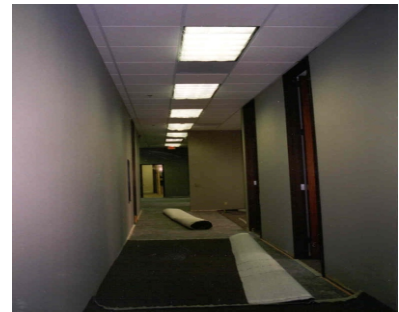


Case Study - JW Floor Coverings



MIRAMAR INDUSTRIAL PARK 9881 Carrol Centre Road San Diego, California

DESCRIPTION:

Scripps Ranch - The project consisted of design and construction of a 20,000 SF single-story, concrete tilt-up build-to-suit building. IRVING HUGHES was retained after the shell building had been designed and site grading started. The client experienced a large change order from the general contractor on the first day of grading and felt they needed some expert representation for the remaining portion of the project. Key architectural components included custom color/sandblasted exterior concrete panels, a showroom with custom lighting, a library for display of carpet samples and built-in custom cabinets for use of display and storage of carpet books. This project required the coordination of a building shell architect and an interior designer and became the new sales and distribution facilities for these companies.

ADDED VALUE:

IRVING HUGHES/CM was able to quantify savings of more than three times the project management fee for the project. One such cost saving item was the identification of an existing water meter on site. The City of San Diego's records showed that the meter did not exist. By checking back through old records, we were able to prove that the developer had paid the water meter fees and the owner did not have to pay the fees as requested by the City.

SERVICES PROVIDED:

IRVING HUGHES/CM provided Project Management Services from review of construction documents and budget through completion of the project and full occupancy.

SQUARE FEET:

20,000 SF

CONTRACT AMOUNT:

\$ 1.4 million

GENERAL CONTRACTOR:

Bycor General Contractors
Rich Byer