

# Case Study - Newgen Results Corp.



## **SORRENTO RIM BUSINESS PARK II** **10243 Genetic Center** **San Diego, California**

### **DESCRIPTION:**

Sorrento Mesa - The project consisted of design and construction of a 100,000 SF corporate tenant improvement project. Key elements included indirect lighting, increased HVAC systems to meet the needs of a 50,000 SF call center, a 10,000 SF state of the art computer/ phone server room with fire suppression, UPS and back-up generator systems, a full service cafeteria, extensive electrical service and distribution work, boardroom, training rooms, a gym and an upgraded lobby and waiting area.

### **ADDED VALUE:**

IRVING HUGHES/CM was able to identify thousands of dollars worth of items that should have been the landlord's responsibility as part of the core and shell. In addition, during the course of the project, Newgen Results was sold and an entire new management team was inserted. Irving Hughes provided the glue that kept the project on track to finish on time and on budget.

### **SERVICES PROVIDED:**

IRVING HUGHES/CM provided project management service from site selection, due diligence, design and permit through selection of a general contractor, project pricing and construction activity management.

### **SQUARE FEET:**

100,000 SF (3 floors)

### **CONTRACT AMOUNT:**

\$ 4.5 million

### **GENERAL CONTRACTOR:**

TFW Construction  
Ted Weeks

### **ARCHITECT:**

Pacific Cornerstone Architects  
Tim Schulze

**IRVING HUGHES** | CM