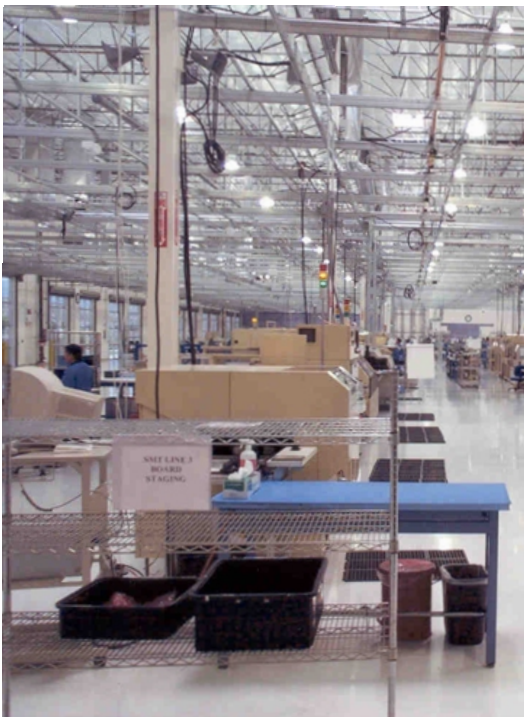


Case Study - Qtron



Legacy Stowe Business Center 14118 Stowe Drive San Diego, California

DESCRIPTION:

Poway - The project consisted of design and construction of a 198,000 SF corporate office and manufacturing tenant improvement project. Key elements included a Unistrut grid system for support of utilities in the production and manufacturing area, a DI water plant, compressed air systems, electrical service upgrade to 3,000 amps, extensive exhaust systems, epoxy flooring on 75,000 SF of floor, an executive board room, large lunch room, training rooms, a new elevator and an upgraded lobby/reception area. The warehouse portion of the project included truck docks, manufacturing and distribution, and a warehouse racking systems.

ADDED VALUE:

IRVING HUGHES/CM was able to establish a budget and schedule very early in the project to help the client finalize their funding for the project and hit a gap in their production schedule that was key to not delaying any orders for manufacturing. We were also able to phase the project (4 phases, 9 permits) to allow Qtron to occupy manufacturing early to set up equipment and test production lines prior to the shut down of their existing facility.

SERVICES PROVIDED:

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

SQUARE FEET:

198,000 SF (3 floors, 2 buildings)

CONTRACT AMOUNT:

\$ 10 million

GENERAL CONTRACTOR:

RG Petty Construction
Bert Petty

ARCHITECT:

Futas Design Group
Shari Futas