

<b>Project Type, Description, &amp; Duration</b>	<ul style="list-style-type: none"> <li><i>This case involves a re-development of a multi-unit, two floor, office building in Redwood City, CA. The client was Huettig and Schromm, Inc.</i></li> <li><i>The property involved one building with multiple tenant offices, and 82,000 square feet of usable space along with a significant parking section connected to the location.</i></li> <li><i>The project was 2.5 years in length. It officially began on 11/2021 and was completed in 5/2024. The duration of the project is explained below in 'Challenges' and 'Objectives' sections.</i></li> </ul>	
<b>Client Goals</b>	<ul style="list-style-type: none"> <li><i>To increase the property revenue, and thus, increase its market value.</i></li> <li><i>To improve the property quality to win new tenants.</i></li> <li><i>To keep any disruption to the tenants to a minimum &amp; staying within project budget.</i></li> <li><i>To increase the property value by \$4M or at least as close to that as possible.</i></li> </ul>	
<b>Project Challenges</b>	<ul style="list-style-type: none"> <li><i>To create dual gains in the same project. They were (1) for tenants to appreciate better space, thus being better retained, and (2) to increase property value for the owner.</i></li> <li><i>Careful budget management of both money and time, given the significant supply chain hurdles on an international basis.</i></li> <li><i>Minimizing any disruptions of work operations for the tenants due to the nature of construction that would be needed in this sort of project.</i></li> </ul>	
<b>Strategic Objectives</b>	<ul style="list-style-type: none"> <li><i>To mitigate communication challenges with the client as well as sub-contractors due to earlier than normal purchases of technologies. This was because of significant national supply chain issues causing constantly increasing prices.</i></li> <li><i>To protect the client's budget from unnecessary costs due to the mentioned supply chain problems causing inconsistent delays. This needed regular attention.</i></li> </ul>	
<b>Results of Actions Taken</b>	<ul style="list-style-type: none"> <li><i>The twin building property saw rooftop and parking-lot solar shared canopies and a battery to reduce tenant utility expenses while generating new income for the client.</i></li> <li><i>The property was also given a dramatic facelift with the addition of the new solar canopies as well as moving it into the new paradigm of Sustainable Real Estate.</i></li> </ul>	
<b>Project Finish &amp; Client's Perspective</b>	<ul style="list-style-type: none"> <li><i>The clients are very happy with the economic outcome, communications, and workmanship of the entire project.</i></li> <li><i>If there were any client dissatisfactions they would likely be (1) the project length from already understood supply chain issues, and (2) the need for backup power for tenants.</i></li> <li><i>The project was and still is considered as a success, especially given the national conditions during that period.</i></li> </ul>	