



Case Study on Mynt Systems of California

A top tier analysis & integration firm for commercial property valuation

Project Type, Description, & Duration	<ul style="list-style-type: none"> • 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. • 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. • 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.
Client Goals	<ul style="list-style-type: none"> • To increase the property revenue, and thus, increase its market value. • To improve the property quality to win new tenants. • To keep any disruption to the tenants to a minimum & staying within project budget. • To increase the property value by \$4M or at least as close to that as possible.
Project Challenges	<ul style="list-style-type: none"> • 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. • Careful budget management of both money and time, given the significant supply chain hurdles on an international basis. • Minimizing any disruptions of work operations for the tenants due to the nature of construction that would be needed in this sort of project.
Strategic Objectives	<ul style="list-style-type: none"> • 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. • To protect the client's budget from unnecessary costs due to the mentioned supply chain problems causing inconsistent delays. This needed regular attention.
Results of Actions Taken	<ul style="list-style-type: none"> • 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. • 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.
Project Finish & Client's Perspective	<ul style="list-style-type: none"> • The clients are very happy with the economic outcome, communications, and workmanship of the entire project. • 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. • The project was and still is considered as a success, especially given the national conditions during that period.

