

PROJECT HIGHLIGHT – CLAIMS MITIGATION

CARDIO PULMONARY BUILDING OAKLAND, CALIFORNIA

The KSD Group took over project management for the 41,000 square foot, four-story medical office building late in the construction phase, with the building approximately 70% complete.

The doctors' group retained KSD for representation after their general contractor presented them with multiple claims for extra cost and time.

KSD represented the doctors' group as well as the individual physicians, providing daily on-site management. Opening communications with the contractor, KSD was able to initially cut \$120,000 from interior costs, at the same time sorting through and resolving a myriad of delay claims.



KSD continued to oversee the project through completion and coordinated the crucial interior installations, telephone systems, and move into the newly completed building. All offsite and onsite improvements to the landscape were removed from the contractor's scope of work and assigned to more competitive subcontractors, all directly managed by KSD. Working with the doctors' group attorney, KSD was able to successfully negotiate settlement of the more than one hundred contractor's claims without formal mediation, arbitration or litigation.



Location:

365 Hawthorne, Oakland, CA

Clients:

Cardio Pulmonary Building, A
Partnership

Architects:

George Meier and Associates, Architects,
Castro Valley, CA

General Contractor:

J.H. Fitzmaurice, Inc., Oakland, CA

Completion:

June 1990

Constructed Value:

\$3.5 Million

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