

**PROJECT HIGHLIGHT – THEATER/RETAIL/MIXED-USE**

# CENTURY 10 DOWNTOWN

## VENTURA, CALIFORNIA

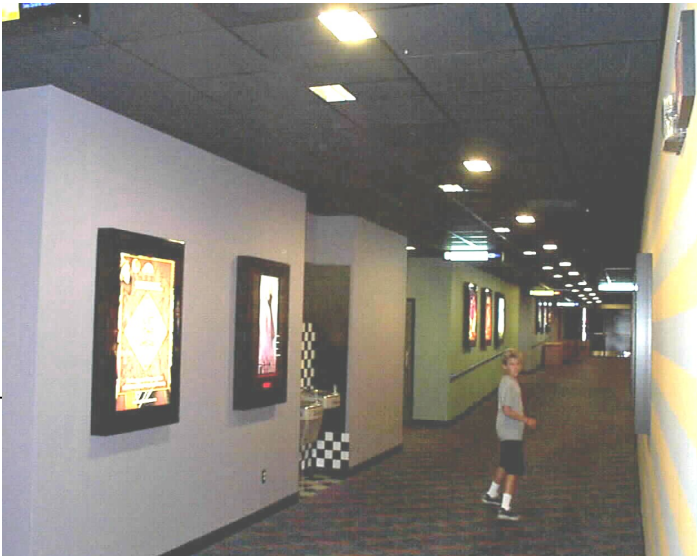


The KSD Group provided project management services for three separate contracts with the general contractor for this urban in-fill mixed-use development: Demolition, site preparation and offsite improvements for the City of Ventura Redevelopment Agency, a ten-plex theatre for Century Theatres, Inc., and seven retail shops for developer, Vic Georgino.

The preconstruction phase of the project lasted over fourteen months due to the theatre operator's decision to change its general contractor three times. KSD negotiated the completion and termination of major demolition and sitework by the second contractor on behalf of the City Redevelopment Agency and the developer, Ventura Multi-Cinemas. As a result, KSD provided additional services of structuring lump sum contracts for the theatre and retail portion and a GMP contract for the

Redevelopment Agency portion of the work.

Representing both Century Theatres and Ventura Multi-Cinemas and negotiating on behalf of the Ventura Redevelopment Agency, KSD proactively kept the project on schedule, achieving a very aggressive opening date. The project developer requested that KSD stay on the project beyond this opening date to coordinate tenant improvement construction on his behalf. Additionally, KSD was retained by one of the tenants to oversee the tenant's architectural and tenant improvement contracts. The project was completed on time and within budget.



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*Location:*  
Main and Chestnut Street, Ventura, CA  
*Clients:*  
Century Theatres, Inc., San Rafael, CA

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**oup Inc.**  
**nue, Suite 170**  
**4 94520**

Ventura Multi-Cinemas, LLC, Burbank,  
CA

*Architect:*

Fehlman LaBarre, San Diego, CA

*General Contractor:*

Moorefield Construction Inc.,  
Sacramento, CA

*Completion:*

October 1998

*Constructed Value:*

\$5 Million