

## **PROJECT HIGHLIGHT – MEDICAL CLAIMS MITIGATION**

# DOCTOR'S OFFICE BUILDING SAN LEANDRO, CALIFORNIA

The KSD Group took over project management of the 35,000 square foot, three-story medical office building on Humana Hospital campus at a point when construction was 30% complete.

The project had been stopped by the City of San Leandro due to incongruities in the blueprints. A breach in contract had also occurred between the general contractor and the doctors' partnership over delay claims and change order pricing. KSD stepped in and opened up communications with the City and worked directly with the architect to revise and clean up the plans and specifications. KSD also negotiated resolution to the change order and delay claims between Owner and contractor.

KSD operated as a liaison between the City, the fourteen different doctors' groups, the architect, eleven interior designers, and the contractor to oversee the construction and interior development of the project.

KSD also managed the tenant improvement subcontractors, whom the various doctors' groups had hired directly, overseeing all interior finishes, cabinet coordination, and building communications systems, including tie-ins to Humana Hospital. KSD successfully negotiated completion of the contract with the general contractor and reduced \$126,000 worth of claims for extra costs and delay damages to a manageable \$32,000.



*Clients:*

Doctors' Office Building of San Leandro Partnership

*Architects:*

George Meier and Associates, Architects, Hayward, CA

*General Contractor:*

Vitton Construction Co., Castro Valley, CA

*Completion:*

July 1988

*Constructed Value:*

\$4 Million

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*Location:*

13851 East Fourteenth Street, San Leandro, CA

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**The KSD Group Inc.**  
**1200 Concord Avenue, Suite 170**  
**Concord, CA 94520**