

## PROJECT HIGHLIGHT – MULTI-FAMILY RESIDENTIAL

# HILLER HIGHLANDS

## OAKLAND, CALIFORNIA

The KSD Group provided construction management services to both the Hiller Highlands Phase 4 and Phase 5 Homeowners Associations and to individual owners, to rebuild ninety-seven custom townhomes that were destroyed in the October 1991 Oakland Hills firestorm. Hiller Highlands is a planned unit development of attached but individually-owned townhomes.

KSD was recommended by the homeowner associations for Phases IV and V to assist those homeowners who sought the benefits of a design/build program, which enabled homeowners to customize the interior architecture of their units while maintaining exterior architectural standards of the Homeowner Associations. Of the one hundred and eighty structures destroyed in these two phases, ninety-seven homeowners entered into individual contracts with KSD to manage the rebuilding of their residences.



KSD interviewed nineteen prospective developer/builders and narrowed the search for a design/build contractor down to two firms from which the homeowner associations then selected their builder. KSD's scope of services included extensive negotiation with insurance carriers in the homeowners' interests to settle their insurance claims, coordination of the civil, site and landscaping design with the design/builders' plans for the structures themselves, coordination of high-end finish upgrades with separate individual interior designers, construction management of the structures as well as replacement of all sanitary sewer, storm drainage, utilities, sidewalk, curb and gutter, street lights, and the balance of the common area infrastructure.



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*Location:*

Hiller Drive, Oakland, CA

*Client:*

Hiller Highlands Homeowners Association,  
Oakland, CA

*Architect/Builder:*

Demarest Associates, Oakland/  
Pearson & Johnson, San Francisco, CA

*Completion:*

1995

*Constructed Value:*

\$30 Million