

PROJECT HIGHLIGHT – RETAIL CENTERS

MARINA SQUARE RETAIL CENTER
SAN LEANDRO, CALIFORNIA



Reynolds and Brown hired KSD as construction manager for this complex multi-tenant shopping center, which includes Nordstrom Rack, Ann Taylor Loft, Marshall's and the Eddie Bauer Outlet among its tenants, and to coordinate the freeway off-ramp relocation with the City of San Leandro.

KSD acted as the Owner's Rep in coordinating all aspects of this extremely complicated, many-tenanted center. Strict lease negotiations with heavy penalty clauses required a fast-track construction approach. KSD assumed management by KSD and the general contractor in an "open book" format. Interviews with all low bidders allowed for additional value engineering suggestions from the subcontractors and eliminated many errors and omissions found in the contract documents during the bid process.

KSD provided full construction management services, provided City/Cal Trans liaison during the freeway off-ramp relocation, and provided all of the budgeting, estimating, value engineering, cost control, invoice auditing, contract writing and administration, field supervision, scheduling and quality control for this project. The project was finished on schedule, meeting the strict leasing requirement for all of the tenants.

responsibilities among the many architects, engineers, contractors and vendors involved.

KSD implemented a negotiated method of contracting in which the general contractor was selected in a competitive bid mode for fee, overhead and general conditions. This process allowed the selected general contractor to become a part of the team prior to the development of the final guaranteed maximum price contract. All subcontracts were competitively bid and reviewed

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Location:

Marina Boulevard at Teagarden Street,
San Leandro, CA

Client:

Reynolds & Brown, Concord, CA

Architect:

Kenneth Rodriguez Associates, San Jose, CA

General Contractor:

Hodgson Construction Inc., Redwood City, CA

Completion:

1991

Constructed Value:

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

\$24.9 Million