

PROJECT HIGHLIGHT – RETAIL CENTERS

UNION LANDING

UNION CITY, CALIFORNIA

The KSD Group provided construction management services on the complex, fast-track development of the Union Landing Retail Center in Union City, a 268,000 square foot, 30-acre retail and entertainment center, coordinating the design and construction team during the preconstruction and construction phases.

KSD's scope of work included coordinating Phase Two of the project, which consisted of the construction of four building pads and one build-to-suit building. In addition, KSD's responsibilities included sitework associated with the completion of Phase One, which included the new Century 25 Cinema and Albertsons. The project also included major tenants Tony Romas, Chilis, Borders Books, Texas Roadhouse, Jollibee, Starbucks, Krispy Kreme and IHOP.



KSD's responsibilities as the Owner's rep included coordinating the design and construction team, bidding and negotiating, contractor selection and value engineering, project cost control and change order monitoring, coordination with the general contractor and verification of proper contract administration services, site monitoring and problem solving.

Despite an extremely severe rainy season, KSD and the team were able to make the individual scheduled dates of completion and maintain the established Guaranteed Maximum Price budgets.



Location:

Dyer Street & Alvarado Niles Road, Union City, CA

Client:

Dyer Triangle, LLC. San Rafael, CA

Architect:

Stark Miers Scott, Sacramento, CA

General Contractor:

Moorefield Construction, Sacramento, CA

Completion:

2000

Constructed Value:

\$37 Million

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