

## PROJECT HIGHLIGHT – OFFICE COMPLEXES

### CONCORD AIRPORT PLAZA CONCORD, CALIFORNIA



The KSD Group performed full service Construction Project Management for the Concord Airport Plaza Office Complex and Wells Fargo Bank Credit Card Facility, including onsite and offsite development and a four-story 60,000 square foot parking structure.

The 360,000 square foot, six-story twin commercial office buildings are situated on an eleven-acre site adjacent to Buchanan Field Airport in Concord, California.

Phase 1 of the project included a 180,000 square foot office tower, a restaurant, multiple tenant improvements, plaza and site development. KSD was hired by the owner and developer, Reynolds and Brown, as Construction Manager with full project responsibilities. Services included the hiring of

consultants and contractors, scheduling contract administration, budgeting, estimating, cost control, value engineering, agency interface, quality assurance, and hands-on supervision of the work during construction. KSD was able to demonstrate significant cost savings through constructability reviews and value engineering, resulting in a savings of approximately 9% of project cost.

Phase 2 of the project included a major redesign of the sister office building shell to accommodate Wells Fargo Bank's 180,000 square foot, high-security Northern California credit card center. The special needs of a data center required complicated redesign of the shell of the building which included structural upgrades to support a third floor, high-security vault, bulletproof command center, construction of a remote cooling facility, a high-security loading dock, and a four-story parking structure. Toward the end of construction, KSD was hired directly by Wells Fargo Bank as tenant improvement contractor for the deferred tenant improvement work. When Wells Fargo purchased Crocker Bank, KSD was again retained for a major systems and Tenant Improvement remodel to significantly increase the customer base of the facility.



- *Location:*
  - 1200 and 1220 Concord Avenue, Concord, CA
- *Clients:*
  - Ph. 1 - Reynolds and Brown, Concord, CA
  - Ph. 2 - Wells Fargo Bank, San Francisco, CA
- *Architects:*
  - Ph. 1 - Hallenbeck & Chamorro, Alameda, CA
  - Ph. 2 - Stong and Associates, Berkeley, CA
- *General Contractor:*
  - Ph. 1 - Webcor Builders, San Mateo, CA

group Inc.  
venue, Suite 170  
CA 94520

Ph. 2 - Swinerton and Walberg, San Francisco, CA

*Completion:*

Ph. 1 - September 1985

Ph. 2 - November 1987

*Constructed Value:*

\$55 Million