

# Cavotec USA Inc. Cypress Ca

## Industrial / Factory Planning & Construction Case Study

### Challenge

Cavotec is an internationally recognized manufacturer of fixtures and equipment servicing Aviation, Marine, and Mining industries. Cavotec purchased the specialty equipment manufacturers – Dabico (Costa Mesa, CA) and INET (Fullerton, CA) and sought to leverage operational efficiencies by consolidating their Costa Mesa and Fullerton facilities into a single, larger facility in Cypress, CA. Jack Kozakar was given only 8 months to complete the project. Phases included were due diligence, lease negotiation support, planning, permitting, construction, furniture planning, new equipment planning, equipment refurbishment, and move management.

### Results

Jack's observations and investigations allowed Cavotec to understand their power requirements before their lease was signed, allowing them to require the landlord's installation of necessary power. Jack identified other landlord issues, like air conditioning, structure and access, in time to get those scopes identified as landlords responsibility, thus reducing Cavotec's costs.

Jack also aggressively bid design and construction elements of the job, ultimately choosing the best team for the job at the best price point imaginable. Jack spearheaded a integrated completion schedule where design, environmental mitigation, construction, permit processing and move planning occurred concurrently for a seamless on time, one budget delivery in about 8 months. Concurrent with planning, construction and moving, Cavotec began a process of re-organizing management and management procedures.

A fast paced project like this required a high degree of interaction with the city and regulatory agencies. Knowing this, Jack spearheaded for Cavotec the best possible relationship with the City of Cypress, and spent countless hours at the city on Cavotec's behalf, working every angle and walking all aspects of the project through the city's planning and building departments.

*“I appreciate the work you have done on this project. You have been a great partner and excellent project manager. I am glad we chose Jack Kozakar for this.”* – Christian Bernadotte, CEO,



### Project Profile

**Square Footage:** 160,000 SF

**Design and Const.:** \$3,000,000

**Project Duration:** 8 months

**Financial Savings:** \$1,930,000  
Lease & Contract Negotiations, Value Engineering, Risk Mitigation & Cost Avoidance

**Project Savings over PM fees:** 13.7x

#### Services Provided

- Reporting to International Management
- Strategic Planning
- Lease Negotiation
- City Negotiations
- Environmental Management
- Infrastructure Planning
- Contracts Negotiation
- Due Diligence
- Project management
- Furniture Planning
- Equipment Planning
- Move management

For more information, contact

Jack Kozakar  
+ 1 213 215 3605  
jack@johnmarkre.com

