

# Time Warner Cable Sports - El Segundo

## Project Visioning & Redevelopment Case Study

### Challenge

In conjunction with securing broadcasting rights for the LA Lakers, Time Warner Cable established an aggressive goal to create a new entity, TWC Sports, and a Regional Sports Network in Los Angeles, with the operational requirement of less than one year. While TWC was completing negotiations for a 60,000SF two building complex in El Segundo, Jack Kozakar won the competition for project management and immediately took on the challenges of the project starting with project planning, due diligence and lease negotiations. Adding to the numerous technology challenges, it became clear to Jack that re-construction of large portions of the base buildings would be needed, converting them from their aerospace roots to next generation multiuse space.

### Solution

To accommodate the group's real time growth and budget limitations, Jack developed a 6 phase approach to the project. And to manage the extreme complexity of this project requiring 98 subcontractors, Jack kept the team focused with 213 critical milestones. In addition to the original project, over 10 satellite projects emerged including satellite dishes, a green room and developing an interactive visitor's touring route.

### Results

Jack's team achieved its one year goal, and was celebrated by Time Warner Cable Sports. Jack developed relationships and worked closely with the Mayor, City Manager, Economic Development Manager and Building/Safety Manager to streamline the project. Most importantly, Jack's efforts allowed TWC to fulfil its contract obligations and avoid a potential cost of \$5M in off site studio costs and/or significant contract breaches.

*“The team, led by Jack Kozakar, provided us experience, drive, professionalism, and adaptability in their leadership. Without their vision, and enormous understanding of all of the elements of our project, we never would have succeeded in creating our new television home. Through all evolutions of our plan, Jack was always positive, decisive and informed. We couldn't be happier with the relationship and the ultimate product.”*

– Mark Shuken, General Manager, Time Warner Cable Sports



### Project Profile

**Square Footage:** 60,000 SF

**Design and Const.:** \$30,000,000

**Project Duration:** 12 months

**Financial Savings:** \$4,001,000  
**Contract Negotiations, Value Engineering & Cost Avoidance**

**Project Savings over PM fees:** 26x

#### Services Provided

- Reporting to New York Management
- Lease Negotiations
- Due Diligence
- Project Planning
- Private Contract Negotiations
- Government Relations
- RFP Process Management
- Team Selection
- LEED Project Planning and Certification
- Entitlement Management
- Value Engineering
- Construction Management
- Move Support

For more information, contact

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