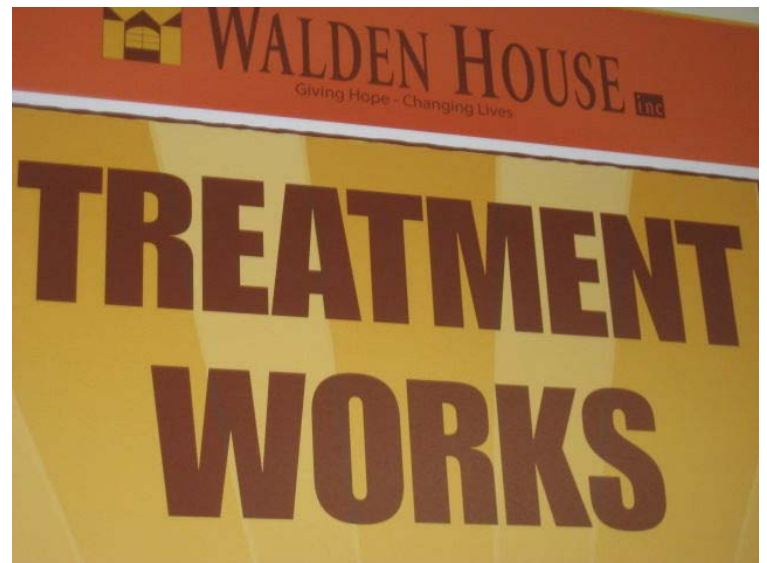


Walden House – Los Angeles

Institutional / Transitional Living Facility Case Study

Challenge

Jack Kozakar was contacted by Walden House's brokerage team to provide an array of services on an extremely fast paced project. The team had worked with Jack in the past and needed his help to structure an overall plan that could deliver the project on time. Walden House wanted to enter into an agreement with an apartment building owner to convert a condemned apartment building to a transitional living quarters for transitioning inmates. Walden House was expert in setting up programs which leveraged the zeal of ex-cons and ex-drug addicts to inspire younger people to find a productive way to lead their lives. The project was complicated by the landlord using the building's parking lot for public paid parking, making entitlements complicated.



Solution

Jack negotiated with the Landlord from the start to find a solution, and ultimately proposing using three different contracting groups including the Landlord's Architect and Contractor to expedite the project. Walden House would provide forces for interior improvements and furniture installation. The Landlord would provide their contractor for modifications of egress. And Jack would put together a team to handle the more complex parts of the project including environmental remediation of mold and asbestos, as well as the construction of a commercial kitchen, modifications to the air conditioning systems, cabling and infrastructure improvements. During the RFP process, Jack pushed permits through the city leveraging relationships already established and the City's interest in project success.

Jack quickly organized RFPs for environmental, commercial kitchen, general construction, cabling and infrastructure. Within 5 weeks the entire project team had been selected, contracts negotiated and work started.

Results

For several weeks over 200 workmen descended on the building to make quick work of the project. Jack's plan was a complete success, allowing Walden House to complete the project and move in transition convicts on schedule. Construction was completed in 3.5 months almost 1/2 million dollars under budget.

Project Profile

Square Footage:	44,000 SF
Design and Const.:	\$ 560,000
Project Duration:	3.5 months
Financial Savings -	\$440,000
Scope Reduction, RFP Process, Value Engineering, Contractor & Subcontractor Negotiations Fast-tracking work.	

Project Savings over PM fees: 14x

Services Provided

- Pre-lease support
- Pre-construction support
- Reporting to Remote Executives
- Project Planning
- Project Visioning and Scope Right-Sizing
- RFP Process Management
- Team Selection
- Project Phasing
- Permit Expediting
- Government Relations
- Environmental Management
- Environmental Testing
- Environmental Mitigation
- Value Engineering
- Contract Negotiations
- Commercial Kitchen Planning and Construction
- Funding Management
- Construction Management

For more information, contact

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

