



## Cooley Godward LLP

### INDUSTRY

Law Firm

### CONTRACT AMOUNT

\$9.6 Million

### SQUARE FEET

135,000 SF  
(6 Floors, 2 Buildings)

### GENERAL CONTRACTOR

Johnson & Jennings  
General Contractors

### ARCHITECT

Howard Sneed Architects

### PROJECT DESCRIPTION

The project consisted of the complete build-out from shell of approximately 135,000 square feet (6 floors in 2 separate buildings) of corporate law firm tenant improvements. Key elements included a four story internal stair, a 10,000 square foot conferencing center with teleconferencing facilities, \$2 million of custom millwork and secretarial stations, structural upgrades for high density file systems and a law library.

### ADDED VALUE

Hughes Marino | CM played a key part in resolving several budget and schedule issues associated with the landlord's completion of the shell and core during the TI project. Our evaluation of landlord-proposed change orders saved more than our fee on the project. In addition, we were able to identify a substantial delay to the core and shell and get the landlord to admit to the delay. This allowed Cooley Godward to push out their delivery dates for furniture and avoid costly storage charges.

### SERVICES PROVIDED

Hughes Marino | CM provided complete construction management services from architectural and general contractor firm selection through design, bidding, construction and occupancy.