



# BARNES & NOBLE

## Case Study

Westerhaus Management in support of Henry S. Project Management Services, Inc., and Henry S. Miller Interests, Inc. provided Project Management Services on the 25,000 SF Barnes & Noble Project located at Preston and Royal Shopping Center, Dallas, Texas. General scope of the project included: relocation of an existing 3,000 SF space to create 25,000 SF of contiguous space for the Barnes & Noble Lease, asbestos abatement, demolition of 25,000 SF of existing building and the build-back of shell building to Barnes & Noble specifications within an existing/active 150,000 SF shopping center.

Project Management Services included the following:

- Lease Review and Negotiation Assistance
- Design Management
- Asbestos Abatement Coordination and Management
- Demolition Management
- Construction Management

Highlights of Westerhaus Management Project Management Solutions on the Barnes & Noble Project include the following:

- Determined the exterior rear wall could be saved and extended to the new roof elevation, to meet the Barnes & Noble interior clear-height requirements. \$175,000 in savings was realized in demolition and reconstruction cost and 30-45 days gained on the construction schedule.
- Redefined the asbestos abatement objective and scope resulting in a re-bidding of the abatement bid package producing a savings of \$124,000 to the building owner.
- Devised a demolition plan which allowed demolition of the interior of the building first, leaving the structure in place, encapsulating the demo process until the last moment, thereby reducing the impact on adjacent tenants.
- Developed novel solutions to issues and problems as they developed during the design and construction process.
- Attended and chaired all project meetings.
- Inspected work and reviewed same for quality and compliance with the Lease Work Letter.



“Westerhaus Management services have been instrumental in these many successes. John’s dedication to quality and complete client satisfaction is impressive. Westerhaus Management’s reputation is built on trust, delivering projects on time, on budget and exceeds all expectations. “

Davis Glass  
Executive Vice President and Manager  
Henry S. Miller Construction Services, Inc.