

SAMMONS

Case Study

Westerhaus Management, in support of Twinrose Investments and their Tenant Briggs Equipment, a Sammons Corporation Company, provided Project Management Services on the flood damaged Briggs Equipment Building in Houston, Texas. The existing 126,000 SF building was damaged by water when an 8" diameter fire riser broke under the warehouse slab. Water pressure from the broken fire main floated 20,000 SF of concrete warehouse slab, damaged office finishes and the Tenant's FF&E. This project was an insurance claim involving two separate insurance companies representing the Landlord and the Tenant.

Project Management Services provided by Westerhaus Management include the following:

- Insurance Claim Coordination
- Asbestos Abatement Coordination & Management
- Mold Abatement Coordination & Management
- Design Management
- Demolition Management
- Construction Management

Highlights of Westerhaus Management Project Management Solutions on the Briggs Project include the following:

- The original engineer hired to develop new structural drawings to affect repairs, over designed the slab. Westerhaus Management commissioned an alternate structural engineering firm to redesign the concrete slab replacement, which resulted in a savings of \$175,000 for Twinrose Investments and their insurance Company.
- Oversaw replacement of concrete slab.
- Chaired all project meetings and conference calls.
- Negotiated Change Orders for the building Owner and their Insurance Company.
- Developed budget template for the building Owner and their Insurance Company to track costs.





Case Study (continued)

"Sammons wanted to thank you for your professionalism and expertise during Briggs' repair project after their Houston site's Fire Riser rupture. The situation at best was complex with all the different responsible parties involved and the extensive damage to the main warehouse and office foundations. From the point of view of the Tenant, we truly appreciate you staying on top of the repairs for the Landlord and for working with the different insurance companies.

Through your assistance we were able to continue our business throughout the repair process. I feel the organization and knowledge you demonstrated helped all involved to resolve a very unfortunate situation as quickly and efficiently as possible...."

Suzette R. Kern
Manager of Facilities and Assets
Sammons Corporation
Sammons Corporation