
**15001 Trinity Boulevard
Fort Worth, Texas 76155
Case Study**

The building owner and landlord, Hollingsworth Capital Partners, engaged Westerhaus Management to act as their Project Manager on their 85,000 SF warehouse building located at 15001 Trinity Boulevard in Fort Worth, Texas (the Building).

DriveTime, which is the largest privately owned used car sales and finance company in the United States leased the Building for its new call center. The new 250 employee DriveTime call center is a state-of-the-art facility including an employee workout center with locker rooms and showers, large spacious break rooms, patio with grills and a daycare center area to be leased to a daycare operator for employee retention.

The mission for Westerhaus Management was to manage and coordinate the landlord's work with DriveTime's interior finish-out work while controlling/mitigating any of DriveTime's charges to the landlord.

Services provided by Westerhaus Management included:

- Project Management Services
- Design Management – landlord's structural repairs
- Construction Management – all landlord's work

Highlights of Westerhaus Management's involvement on this assignment were as follows:

- Westerhaus Management saved Hollingsworth Capital Partners \$225,000 on this assignment.
- Coordinated landlord's replacement of 85,000 square feet of roof area so as not to delay DriveTime's interior finish-out schedule.
- Coordinated the installation of 9-new landlord provided RTUs.
- Managed the design and construction of the landlord's structural repairs.
- Performed regular quality and progress inspections of the landlord's and DriveTime's work.

“Westerhaus – from the very beginning of the project through completion – was integral to managing both the budget and schedule. As out of state owners, we were concerned about how we would oversee the project and keep costs as projected, but John immediately mollified those concerns. His frequent presence on site ensured the contractors understood our interests would be protected.”

*Jessica Carney
Portfolio Director
Hollingsworth Capital Partners*

