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**Jarrell Building  
2651 Fondren Drive  
Dallas, Texas 75206  
Case Study**

Westerhaus Management (WM) was engaged by Jarrell Family Exempt Trust (JFET) to provide Project Management Services on their 45,375 SF warehouse building located at 2651 Fondren Drive, Dallas, Texas 75206 known as the Jarrell Building and originally built in 1953.

JFET leased 22,184 SF to Restoration Hardware which is the world's leading home furnishing purveyor. Restoration Hardware leased the space for warehouse and furniture assembly space. After leasing the space Restoration Hardware converted the space to be 100% air conditioned.

WM's was to manage and coordinate Landlord's work which included a modernization of the building exterior, untangling 60+ years of electrical work which included the decommissioning of 3 of 5 active electrical meters, and upgrading of the fire sprinkler system.

Services provided by WM included:

- Exterior building renovations and tenant work
- Design Management including exterior building renovations and structural modifications.
- Management of Asbestos abatement.

Highlights of WM's involvement with this assignment include the following:

- Managed the development of a Master Site Plan and Planned Development (PD) submittal to the City of University Park
- Met with University Park Planning officials and the architect to define PD requirements through approval with the City of University Park Planning and Zoning Board
- Coordinated after hour landlord work in the 21,391 SF occupied by The Jarrell Company
- Performed regular quality and progress inspections
- Acted as the landlord's representative during construction of Restoration Hardware's tenant finish work.
- Provided regular inspections of the asset to ensure heat is maintained in the building to protect the fire sprinkler system from freezing during winter months.



“Your project management of the Jarrell Building facility improvements brought our project in on-budget and on-time while making sure the general contractor was held to his requirements. That is what an owner should expect, and you got it done. Thank you, John, for your hard work.”

Richard J. Sowan, Trustee  
Jarrell Family Trusts