
**1101 Everman Parkway
Fort Worth, Texas 76140
Case Study**

Hollingsworth Capital Partners, the building owner, initially engaged Westerhaus Management (WM) to perform a Building Condition Assessment (BCA) on this 725,709 SF warehouse building located at 1101 Everman Parkway in Fort Worth, Texas (the building). At the time of purchase, Whirlpool was the tenant occupying the entire building. Whirlpool had a triple net lease with the prior building owner and was responsible for maintaining the building during their lease. Our BCA found \$1.3 million in deferred maintenance not performed by Whirlpool during their triple net lease.

Years later, WM was approached by Hollingsworth Capital Partners to develop a Scope-of-Work with pricing to make upgrades and repairs on 301,995 SF of vacant space located on the north side of the building. These upgrades were developed to reposition the property to compete with new properties coming online in the surrounding area.

While WM was working on upgrades for the north tenant area(s), the building was exposed to straight line winds and a heavy rain which caused two of the south warehouse bays to collapse. The open structure caused flooding to occur in the active tenant's warehouse and office areas. WM responded to the structural collapse by mobilizing a restoration contractor to make temporary repairs and mitigate water damage in the tenant's office areas. In the following days, WM released a structural engineer to perform a survey on damaged structural members and develop a design to replace damaged roof structural members. WM also mobilized a general contractor to expedite ordering materials that would be necessary to complete repairs after structural repairs were complete.

Services provided by WM included:

- Project Management
- Emergency Response
- Design Management
- Property Management

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

- WM performed a BCA which found \$1.3 million of deferred maintenance not performed by the original tenant prior to their vacating the building
- Developed a Scope of Work for upgrades to the north 300,000 SF portion of the building and implemented those upgrades
- Mobilized emergency temporary repairs to interior finishes, structural and roof damage.
- Developed an overall price for storm damage repairs
- Performed regular quality and progress inspections of the landlord's and Tenant's work

1101 Everman Pkwy Fort Worth, TX - Site Plan



“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

