



OPPORTUNITY/CHALLENGE

Transwestern was engaged by Shields Menely Partners (SMP) as the project manager to relocate their offices at 311 S. Wacker from the 37th floor to the 45th floor. The project was on a tight budget and schedule. The move was originally scheduled to take place over the Memorial Day weekend, in order to minimize disruptions to their ongoing operations.

SOLUTION

Transwestern used value-engineering, critical path analysis and creative re-use of existing materials to expedite completion and achieve meaningful cost savings, through:

- Re-use of some existing millwork
- Re-use of existing lighting and ceiling grid from the previous tenant
- Adjustment of the design to utilize some existing walls

Re-use of some existing glass wall panels to accent the new lounge area

VALUE ADDED BY TRANSWESTERN

Transwestern was able to complete the project ahead of schedule with substantial cost savings for the client:

- Transwestern was also able to value-engineer construction cost savings of greater than 12% during the design phase.
- Several of the change orders were completed by the contractor at no charge.
- The project was completed one week ahead of schedule, which helped facilitate a seamless transition to their new space.
- With the savings, SMP was able to purchase three new flat screen televisions and a new IPO 500 phone system to enhance the look and functionality of their new space and reception area.

“The Transwestern Project Management Group found unexpected cost savings, came up with alternative approaches that saved time and money, and kept the internal and external team energized and focused on this ambitious goal.”

Gail Meneley
Principal
Shields Menely Partners