

American Bible Society
1865 Broadway
New York, NY



CASE STUDY –

Building Additions
Major Infrastructure Upgrades
Major Renovations of Occupied Floors
Interim Swing Space Relocations

American Bible Society

1865 Broadway

New York, NY

Project Management / Construction management

120,000 Square Feet

1998—IFMA Design Excellence Award



Project Description:

The client owns and occupies this building which was built for them in 1966. After 30 years the infrastructure components were at the end of their useful life. Additionally the client wanted to update the interiors and add a new building addition to house a gallery and bookstore. The client needed to make a decision whether to invest capital to upgrade major infrastructure shortcomings or to relocate to a new facility. JD&A prepared a two part strategic facilities plan that led to decision to upgrade the existing Broadway building. All work was completed on schedule in a fully occupied building. This project won the 1998 IFMA Design Excellence Award.

Tasks:

Strategic Planning

- Managed the consultant team to inspect the current Manhattan building and NJ warehouse facilities.
- Worked with the real estate broker to determine market value for the current building, market value after the improvements and the replacement value.
- Managed the consultant team to evaluate the architectural, engineering and code upgrades
- Developed cost estimates for upgrades and enhancements.
- Prioritized upgrades into required, recommended and optional levels.
- Evaluated current work flow processes
- Developed workstation standards including a universal office size and two workstation sizes.
- Developed “team room” strategies.
- Developed a “swing space “ plan
- Prepared RFP’s, analyzed proposals and made recommendations for the consultant team including architect, MEP engineer, structural engineer, AV consultant, kitchen consultant, and lighting consultant.
- With the project team developed the project capital budget.

Design

- Prepared furniture bid specifications, managed mock-up installations, analyzed proposals and made recommendation
- Negotiated furniture contract including initial pricing and later add on work.
- Developed competitive bidding strategies for carpeting, furniture, construction, equipment and telecommunications.



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Construction

- Value engineer the project .
- Develop construction budgets.
- Negotiated and Administered General Contractor's contract
- Managed construction team.
- Negotiated and approved change orders.
- Managed the installation of new building infrastructure, including chillers, building management systems, fire alarm systems and elevator upgrades
- Managed the excavation, construction, testing, required for new additions to the building.
- Value engineered the returned bids and saved the client \$2.8 MM.

Furnishing and Telecommunications Management

- Prepared move RFP, analyzed bids and made recommendations to Senior Management
- Swing Space Implementation
- Managed furniture deliveries and installation
- Budgeting and Cost control

Financial Control/Status Reporting

- Develop and Maintained Project Budget
- Develop Variance Financial Report
- Develop Status Report for Senior Management
- Managed the Project Team for Quality Assurance

Administrative

- Implemented a computer aided Facility Management (CAFM) system to manage personnel, assets and chargebacks

