

SKYLINE PARTNERS - PROJECTS



“...To summarize, the value you provided far exceeded Skyline’s fees. While we had to make many decisions throughout this project, the best decision we made was to hire Skyline Partners....”

“.....You always kept us informed down to the exact dollar of where we stood with remaining contingency....”

“.....You made several comments during design to change “lines on paper” so that we would have a more efficient space.....”

“.....Miraculously, 18 months after you distributed the schedule we made our final move – 7 days early of your first prediction.....”

*Julie Barnett
Director of Facilities
APL Limited*

PROJECT INFORMATION

Architect: Gensler

Contractor: GCI Construction

Size: 144,000 s.f.

Duration: 18 Months

Project Costs: \$11,800,000

APL, OAKLAND, CA

The APL Restack Project consisted of 3 Phases of select demo, and new construction of 7 floors with 1 additional floor of miscellaneous repair work. Controlling the 600 + end users, shuffling / moving departments to free up space, scheduling all of the multiple vendors, and reacting to all client changes all with a value driven budget made this downtown Oakland project very challenging.

Skyline Partners was completely responsible for all management aspects of this project. The specific areas and vendors they managed included: project budget, schedule, user expectations, space planning / allocation, architect / design, building permits, general contractor, audio visual, furniture, data cabling, telephones and equipment.

With \$11.8M as a fixed budget for the project, Skyline Partners had to work very intelligently to properly allocate the correct line item budgets prior starting design. It was this systematic break down of the \$11.8M which enabled APL to validate the scope and budget, ultimately achieving a project with great value. Due to Skyline being proactive and creative in managing the design, all of APL’s needs were met, while spending only \$41 per square foot on hard construction costs. Skyline Partners delivered this project 8 days early on their schedule they had produced 18 months prior and also returned \$150,000 of un-used project budget.

