

Jones Day Firmwide Operations Center

Cleveland, Ohio

PROJECT FACTS

Owner: Jones Day
Architect: Vocon
Location: Cleveland, Ohio
Construction Type: Construction Manager at Risk

Building Area: 60,800 SF
Project Value: \$4.6 Million
Cost/SF: \$76
Completed: June 2012



KEY FEATURES

This project included the complete demolition and new build out of the 4th and 5th floors in the North Point East Tower that were originally built out by our firm in the mid 80's. Each 30400 SF floor (60800 total SF) was completely cleared to bare concrete floors and exterior perimeter walls and subsequently rebuilt out as Class A office space to house the firm's worldwide IT support center. The layout of the new space includes large open plan work stations along with strategic huddle/collaboration areas, break rooms and a reception center on the 4th floor for visitors to the space. This project is especially heavy in modern technology given its intended use. This included miles of data & video cabling to facilitate the work stations & video conferencing required by the user. All of the above was accomplished while working in harmony with the building manager as well as the tenants both above and below the floors.

Having been involved with this project since its inception, Dunlop & Johnston, Inc. provided budgeting at conceptual and schematic drawings, constructability reviews, scheduling of the project from design through furnishings & move in of this two floor, two phase complete demolition and new interiors build out. Ultimately D&J participated in a GMP as Construction Manager at Risk (CMR) with all savings under the GMP returned to the owner. This fast track project involved the putting in place of just over \$4.6 million of work in just under 5 months including 3 weeks between phases to facilitate the move into the 5th floor and the subsequent vacating of the 4th floor. Working around the clock, the project was brought in at 6% under the GMP.

PROJECT REFERENCES

Jones Day	Vocon
Dan Murphy	John Kilway
Office Manager	Architect
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