



The Challenge:

The law firm of Blackwell Sanders Peper Martin was undergoing renovations. No small feat when you have to work around 200 employees in 80,000 square feet of space - and do it on their time schedules. The law firm has been in this building for 38 years, and all but 10,000 square feet of the space was existing. Commercial Installation & Construction (CIC), Facility Management Services Group (FMSG) and Color Art Services were brought in for the long haul, from renovations to re-upholstering and project integration management, they covered it all. So how was everyone able to work around the people, the time conflicts, and do so in a well-organized fashion? Integrated project management and the ability to have the cohesiveness and flexibility from all Color Art Integrated Interiors team members made this project a success.

The Solution:

“I found it difficult to justify the expense or understand what an integrated project manager does,” started Martin Hecht, Director of Administrative Services for Blackwell Sanders “but by the end of this project, I thought otherwise.” This was a familiar comment in conversations prior to the start of renovations at 720 Olive Street. And these renovations were extensive. They included construction on 6 different floors of the building including the entire reception area and the creation of an adjoining conference center. Additionally, there was a building out of another 11,000 square feet of space with multiple offices and a records data center.”

Project Integrator:
Color Art Integrated
Interiors

Construction:
Commercial Installation
& Construction

Move Management:
Facility Management
Services Group

Furniture Services
Color Art Services

The checklist was long and plentiful: new drywall, new carpet, paint, wall covering, light fixtures, updating restrooms, and even matching the 20+ year old oak trim with new oak doors so that the office space looked uniform - like there had never been a change. As a result of these small details and the scope of the project, it was imperative that a project integrator was on board. “As the project went along, there were a lot of things that came up outside of the scope,” explains Dan McGrath, Project Integration Manager, Color Art Integrated Interiors. “As a result, I was able to be their single point of contact, to funnel all of their questions, and get the work done on time and on budget.”

So when Dan was asked to organize the installation of new furniture within a 2-day period over the weekend (so that Blackwell Sanders could be up and operating first thing Monday morning), it was not an issue. FMSG was brought in to coordinate electric, carpet demolition, new carpet installation, new wallpaper placement, and new furniture delivery. That was a key part of the project: making sure that every piece was completed when and where it was supposed to be. Additionally, FMSG was also brought in to handle “sequencing”. Sequencing is the organization of moving one group of people to



Color Art Integrated Interiors
Because what's inside counts.



another area - where an existing group of people is preparing to vacate. As a result, you have a continuous flow of people *moving in* and people *moving out*. The trick is to coordinate the moves so that everyone has a place to go - with little disruption.

The Result:

The same thing could be said of Color Art Services which also played a part in re-upholstering the lobby furniture: 4 chairs and 2 love seats. While all of the work was being done on the chairs, Color Art Services brought in replacement furniture that allowed the lobby space to continue being functional.

As a result, Blackwell Sanders Peper Martin never ceased to operate. It didn't have to. Due to the integrated services provided by Color Art Integrated Interiors, work was completed on time and with minimal interruptions to the office's flow of work. Cases were filed, clients were served, and trials were prepared - business as usual.



Martin L. Hecht:

Director of Administrative Services, Blackwell Sanders Peper Martin LLP

"Initially, I couldn't understand or justify the cost of using a Project Integrator. That changed quickly as I soon found out how invaluable the services are in getting everything done on time and with minimal disruptions. We'll continue to use their services for move management - just because it makes tasks more efficient."



Timothy G. Good:

Office Services Manager

"One of the biggest challenges was finding time to do the work when people would not be disturbed. Color Art's flexibility to work in the evenings or on weekends was critical in making this project a huge success."



Dan McGrath:

Project Integration Manager, Color Art Integrated Interiors

"The client was very involved in the project which made it easy for us to be so flexible - there were few surprises which made things run more efficiently."

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