



How **Hillhouse** Worked A Minor Miracle On A Major Upgrade.

Phase 1. Over \$3 million in only 8 weeks.

Phase 2. Over \$1 million in only 6 weeks.

When you have just eight weeks to get a 30-year-old, 155,000 square-foot manufacturing building up to speed in Silicon Valley, you turn to people who can flat out get the job done.

So it's no surprise that Ellis Partners and their tenant Soletron chose Hillhouse Construction for this ambitious undertaking.

In eight short weeks, the Hillhouse team designed and engineered the project, stripped the building, and prepared it for a face lift. That included a seismic upgrade of the roof structure and a reinforcement of the foundation to accommodate a new loading dock with ten new dock doors.

Needless to say, a lot had changed in three decades. New operational requirements meant Hillhouse needed to upgrade the electrical service to 4000 amps, not to mention installing 450 tons of new air conditioning equipment.

And years of industrial traffic had taken its toll on the floors. Hillhouse engineered and installed 130,000 square-feet of epoxy flooring to give it a "like new" feel, but with all the strength that will help it stand up to years of future use.

Plus there were interior improvements such as 20,000 square-feet of new office areas, 110,000 square-feet of assembly and manufacturing space, and 25,000 square-feet of warehouse storage.

But the building also looked worn and tired. The project wouldn't be complete without an entirely new, modern identity. One that had to be as economically viable as it was architecturally pleasing.

The result was an attractive glass curtain wall system angled across the front of the building – complete with new landscaping and concrete approaches. Phase Two of the project was equally impressive; just six weeks to add 2.5 acres of parking, including an elaborate storm drainage water retention system and

concrete loading docks. "It was a pleasure working with the entire project team," said Gary Henschell, Vice President and Senior Project Manager at Hillhouse. "Ellis Partners, Soletron, James Dumas Associates, and the City of Newark Building Officials were solid performers who responded quickly and professionally to our lead."

"I am very impressed with the sense of urgency and the overall management of the job," said Bob Fernandes, Facilities Director at Soletron. "We are all amazed at how quickly and smoothly the project went. Hillhouse Construction is a pleasure to work with."

While it may seem like a minor miracle, the job is really a testament to smart teamwork and sharp planning.

The kind of stuff that Hillhouse Construction built its reputation on.



Hillhouse

Build your competitive edge with Hillhouse on your next project. Contact Hillhouse president Ken Muesby at (408) 452-0640

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