

CASE STUDY: Creek House Commons

Client: North Greece Associates
Project: Creek House Commons Strip Mall
Industry: Retail
Location: Rochester, New York, United States

Project Specifics
Schedule: Start—September 2004 / Completion—September 2005
Space: 10,000-sq.-ft. Strip Mall, Retail
Service Offered: Construction Management

CLIENT PROFILE

North Greece Associates, LLC, is an entity of Kravetz Realty Group. For nearly 60 years, Kravetz Realty Group, located in New York, NY, has been focusing on the progressive needs of real estate investors. The team consistently strives to maximize the value of their clients' real estate investments, focusing on efficient management and long-term investment objectives.

PROJECT CHALLENGES & OBJECTIVES

North Greece Associates was looking to build, from the ground up, a new retail strip mall—Creek House Commons. They needed to find a capable partner who understood the specific dynamics of undertaking such a project and who could address project budgeting, land clearing, and planning and construction. The partner team would need to oversee every element of the build and manage it under tight budgets and deadlines. North Greece Associates had already brought on board an architect; however, the company wanted the partner to work closely with the architect to ensure all details were dealt with appropriately.

SOLUTION

North Greece Associates selected Navalis Construction Services because the two companies had an existing working relationship (Navalis has worked on several projects with Kravetz Realty Group) and because Navalis had vast knowledge of building retail structures. Navalis therefore quickly and accurately identified the steps it needed to take to ensure complete satisfaction and overall success. Navalis worked with North Greece Associates in a construction management capacity, handling planning, scheduling, budgeting, contractor selection and management, etc. In addition, Navalis knew what areas of risk would typically affect a retail project like Creek House Commons. That knowledge was a critical factor in keeping to schedules, budgets, and expectations.

BENEFITS & RESULTS

As the project moved forward, several areas of cost savings were identified. Overall, Navalis helped to save North Greece Associates \$150,000 out of the roughly \$2.2M project budget. North Greece Associates have continued to utilize Navalis' expertise for Creek House Commons' tenant space build-outs. Star Physical Therapy was one of the build-out projects that required Navalis' Design-Build approach. Star Physical Therapy's ownership was thrilled with the outcome. *"Working with Navalis on build-outs for Creek House Commons' tenants has worked out great. Due to their extensive knowledge about the structural aspects of the entire strip mall, it only makes economic and strategic sense for them to oversee the work for the build-outs,"* said Brad Kuskin, managing director at Kravetz Realty Group. *"Navalis has proven their expertise and beyond that, they have shown their commitment to us and every project they have done for our clients. I am pleased to call Navalis Construction Services a valued partner."*

Creek House Commons strip mall won the Small Project Development Award from the National Association of Industrial and Office Properties (NAIOP) in 2006.

