



# IRS Optimization Space Project

## Providing Turn-Key Solutions to Office Space Optimization and Renovation

### AT A GLANCE

Industry: Financial Services

Year: 2015

Duration: 5 Months

### OBJECTIVE

- Office space optimization
- Furniture refurbishment and procurement
- Electrification and installation of IT & Voice/Data components
- Plumbing and installation of upper and lower cabinetry

### SOLUTION

- Turn-key installation service based on unique design-bid-build approach
- Workstation reconfiguration and procurement of demountable offices

### RESULTS

- Reduced the IRS office space footprint from 75,983 RSF to 46,557 RSF
- Fast turn-around time, completing project 3-4 weeks ahead of time and with \$1.2M in annual rent savings
- Project completed with high level of quality and safety with no lost time or claims due to injury

### ABOUT JCP INDUSTRIES

JCP Industries is a general contracting firm, providing project management and construction services to commercial, not-for-profit and government organizations. We also partner with 8(a) firms, Woman Owned Small Businesses, and Small Disable Vet Businesses and have the capacity to handle new construction, tenant improvement, civil engineering, and project management projects.

### CLIENT

The Internal Revenue Service (IRS) is the revenue service of the United States federal government. The agency is a bureau of the Department of the Treasury and is responsible for collecting taxes and the administration of the Internal Revenue Code.

### CHALLENGE

In April 2015, JCP Industries was named as a member of the Award Winning CMAA IRS Space Optimization Project team. This prestigious award recognizes public and private sector companies for excellence in Northern California projects. JCP was contracted to renovate 75,983



Rentable Square Feet (RSF) of work space in the IRS San Francisco Office; the team also installed new IT and Voice/Data equipment for the updated workstations and security solutions for the new space.

### SOLUTION

The project required demolition, drywall reconstruction and new equipment installation across the facility. JCP successfully managed 28 number of subcontractors across 48 number of tasks to ensure that the project remained on contract and on target. Furthermore, JCP acted as the liaison between all involved parties and the IRS team to streamline communications and maximize efficiency.

The team's 'turn-key,' design-bid-build construction project approach was essential to



Successfully completing the required space reduction. JCP Implemented the 3:1 ratio of workstation sharing, reconfigured the existing workstations from an 8' x 8' layout to 6' x 8' (cutting the number of stations nearly in half from 405 to 238), procured demountable offices for the manager, and consolidated the MDF room. Ultimately, the team reduced the IRS footprint from 75,983 RSF to 46,557 RSF, saving the organization over \$1.2M in annual rent.

The team exceeded expectations, not only



Operating against a truncated timeline (5 months) but completing the project 3.5 weeks ahead of schedule. Throughout the project, JCP Industries upheld the utmost level of quality and safety with no claims filed against the project owner and no time lost due to injury.

### CERTIFICATIONS

