

# Designed For You



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architecture/engineering/site  
**GARY GUY WILSON** **AA** planning/interiors  
**STUDIOS...**

## Tenant Improvements: "Malls"

### SERVICES

Tenant improvements for retail shopping malls are characterized by small square footages and high cost per square foot leases. Tenants depend on stunning visual impact, heavy foot traffic and rapid turnover of inventory to compete for shopper's dollars. The challenge is to optimize the use of the space by striking a balance between merchandise display, inventory storage, and customer circulation. Existing mechanical, electrical and structural systems must be accommodated along with an often times peculiar configuration while focusing on the articulation and integration of the tenant's distinguishing image in every aspect of the planning and design.

Retail spaces often become available with little notice and little time for leasehold improvements between tenants, while merchants need to begin generating income as soon as possible. There is little time to re-invent the merchandising concept or its physical components. The solution must be created within demanding time and budget constraints, meeting both the bottom line and the aesthetic requirements of even the most sophisticated of retailers.

Contact Les W. Travis at: (702) 876-0668

## What is your past experience with Tenant Improvements?

### Ask The Architect

When embarking on a new project, the question most frequently asked up front by our clients is in reference to our past experience with their specific type of project. Regarding Shopping Mall Tenant Improvements, below is a sample list of some of our projects:

#### Fashion Show Mall Shops:

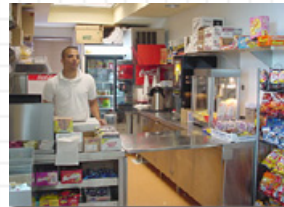
Crystal Palace  
Fantasia  
Galleria  
Graphic Impressions  
Rainbow Station  
The Leather Ranch  
Video Center  
Rainbow Station

#### Valley Hallmark Shops:

Mesa, Arizona  
Newark, California  
Pasadena, California  
Reno, Nevada  
Santa Monica, California

#### Meadows Mall Shops:

Card Cupboard



### SPOTLIGHT

Client: **Chuck James**  
**Clark County R.P.M.**

Though it's hectic, Wichita Falls, Texas-born Chuck James loves his job as Construction Project Management Supervisor for Clark County Real Property Management, where he's been since 1992.

Over the years, Chuck has earned a Design Drafting Associates degree in Civil Technology, a Bachelor of Science degree in Construction Management, and a Masters degree in Public Administration. He's also a Certified Professional Estimator, ASPE and Certified Construction Contract Administrator, CSI.

Chuck's career incorporates a "blend of field and office activity". His field inspections take him all over Clark County, including Bunkerville, Sandy Valley, Mt. Charleston, Moapa Valley, Logandale, and Overton. At present, there are 120 "active" projects in Clark County Real Property Management. There are 6 Construction Coordinators/Managers under Chuck's supervision.

Chuck's first exposure to Architect Wilson and Mark V. Martino was on our first Family Courts remodel in 2000. A more recent Family Courts remodel project wrapped up in Jan, 2007. The instrumental success on this project lay in Architect Wilson's hard work, along with the entire team working in unison on this project.

Chuck James' profession is very gratifying, knowing he's making government more responsive, efficient, effective, and results-oriented. GGW Architects is proud to have also played a part.

### SPOTLIGHT

Project: **Family Courts Remodel**

The interior remodel at the Family Courts Campus on Bonanza and North Pecos involved a total of 7 areas on 3 different floors. Per Architect Wilson, the project received a Certificate of Substantial Completion on 21Jan07.

"The basic work was designed for 2 new courtrooms within an already fully-utilized building. This includes technical facilities for security, electronic and audiovisual capabilities; acoustics with the judges' bench, clerks' and bailiff counters; and facilities for defense and prosecution attorneys. The courtrooms also provide 'gallery' seating for interested parties."

**GGWArchitects<sup>2</sup>**