



San Antonio
Dallas/Fort Worth
Austin ★ Houston ★ South Texas

P.O. Box 791290
San Antonio, Texas 78279-1290

Change Service Requested

PRSRT. STD.
U.S. POSTAGE
PAID
DALLAS, TX
PERMIT #1451



Dallas/Fort Worth

CONSTRUCTION™

NEWS

The Industry's Newspaper

www.constructionnews.net ★ (210) 308-5800 ★ Volume 12 ★ Number 6 ★ JUNE 2014

Legal action

The countdown began the second **Drive Construction LLC** President **Steve Worrall** answered his phone.

The caller, attorney **Nazeh Abusaad**, explained that the lease on the building his law firm occupied was expiring soon. Abusaad and his partners, **Sean Modjarrad** and **Mohamad Said**, needed to move their firm to another building at 212 W. Spring Valley in Richardson, but it was far from occupant-ready. Could Drive Construction transform the structure to become the new headquarters for **Modjarrad Abusaad Said (MAS) Law Firm** – in only two months?

Although the time frame was tight, **Worrall** accepted the challenge.

"Phone call to finish, it was literally eight weeks to gut and finish out two floors," **Worrall** says, "And that aggressive schedule included design, permit, construction and close out."

Working closely with **Shoby Modjarrad**, who created the design for the



A mahogany reception desk greets clients at the MAS Law Firm

space, **Worrall**, project manager **Kyle Roberts** and superintendent **Greg Bernard** immediately got to work. The first step was to combine the preconstruction activities of design, permit and pricing concurrent with demolition. Additionally, the Drive Construction team proposed capable MEP design-build subcontractors who could quickly expedite a cost-effective program. After gutting the space, the team and subcontractors constructed private offices and a conference center consisting of five conference rooms on the upper floor, with mahogany woodwork and a kitchen/café. The conference center was upgraded with European oak wood flooring throughout, marble and granite counter tops and conference tables, porcelain tile finishes and custom millwork. The entire property was converted to LED lighting for optimum energy efficiency, performance

continued on Page 18

continued from Page 1 — Legal action



European oak flooring and marble conference tables lend a high-end look to the conference rooms and offices.

and style. The split faced masonry block on the exterior was repainted and landscaping was planted to complete the transformation.

"The tight schedule, as well as working through the design process as the renovations were underway, were the most challenging aspects of the project," **Worrall** says. "With the high-end finishes the client selected, quality controls had to be put in place from the onset. The submittal process along with researching industry standards and best practices assisted us in achieving a high level of quality in a short amount of time."

Still, the result was worth the rush, and the team at Drive Construction enjoyed working closely with the attorneys and the designer to create the firm's new headquarters.

"It was a great relationship between all three parties which made it a fun, challenging and high-energy project," **Worrall** says.

Founded in 2013, Drive Construction in Dallas specializes in commercial ground-up, build-to-suit, cold storage and hospitality construction for private and public sector clients in Texas and Oklahoma.

MAS | MODJARRAD | ABUSAAD | SAID
LAW FIRM | Established in 2000 | A Professional Corporation

About the Firm

Since its inception in 2000, MAS Law Firm built its practice by focusing on obtaining results for our clients. MAS is your one-stop law firm, aimed at achieving results when they matter most. MAS Law Firm has grown to provide its clients an energetic, agile and responsive team of attorneys who focus their practice on the representation of Business and Corporate Law, Civil Litigation Law, Personal Injury Law, Family Law, Immigration Law, and Criminal Defense Law.

