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CenterAmerica Property Trust

Autodesk Buzzsaw Enhances Developer/Lender Relationships

Headquartered in Houston, Texas, CenterAmerica Property Trust is a major developer in the southeastern United States. When the execution phase of a shopping center project in Florida was under way, Center America's Vice President of Development and Construction wanted to be able to coordinate the project from his Houston office. He selected **Autodesk® Buzzsaw™** because of its compatibility with all of his AutoCAD® drawings, because he felt it would be a good fit for his partners in the building industry, and because of its flexibility. Now he enjoys the benefits of improved communication, storage capabilities, and reprographic compatibilities provided by Autodesk® Building Collaboration Services.



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Dan Muniza
Vice President of
Development and
Construction
CenterAmerica Property Trust

The Situation

Based in Houston, Texas, CenterAmerica Property Trust owns, operates, and develops neighborhood shopping centers throughout the South and Southwest. A major developer in Texas, Florida, Louisiana, Mississippi, and New Mexico, CenterAmerica owns more than 100 shopping centers and is pursuing an aggressive growth strategy. Dan Muniza, CenterAmerica's Vice President of Development and Construction, explains that CenterAmerica is "actively using technology to advance its goals as a company" and was the first real-estate company to tie accounting and property inventory software to its website.

The Challenge

Eager to use the Internet as a project management tool, Muniza had been actively looking for an efficient and technically versatile method of communication for CenterAmerica. For the execution phase of Flamingo Falls, a 110,000-

square-foot shopping center currently under construction in Pembroke Pines, Florida, Muniza "wanted to keep a hand on the pulse of the project" from his Houston office. Elaborating on how communications affect CenterAmerica's role as a developer, he added, "Some of what we do as a developer is act as a coordinator. We need to assemble all the parties—the lender, the architects, the appraiser, and the construction team—at a common point. Communication presents one of the greatest problems facing our industry, and overcoming it constantly poses a great challenge."

The Solution

Muniza initially selected Autodesk Buzzsaw because of its compatibility with all of his AutoCAD drawings and because he felt it would be a good fit for his partners in the building industry. He also appreciated the fact that the flexibility of the Buzzsaw service would make it easy to interact with his critical development partners outside the design industry, especially

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attorneys, appraisers, and financial backers. As expected, the architects adopted Buzzsaw immediately and began loading and storing all of the Flamingo Falls drawings on the project site. In addition, the general contractor loaded an aerial photograph showing the progress of the construction. Perhaps most beneficial to CenterAmerica, the lender has enthusiastically embraced Buzzsaw: "The lender's inspecting architect pulled the project drawings right off the Buzzsaw site, and my contact at the bank has had the unprecedented ability to watch the project evolve," says Muniza.

The Result: Stronger Ties with Critical Partners

CenterAmerica is enjoying the benefits of improved communications and anticipates reaping even greater benefits from Autodesk Buzzsaw on future projects. Muniza is especially excited about his closer relationship with the lender. "The bank representative I work with is thrilled with Buzzsaw," said Muniza. "It has made the project more tangible for her, which has increased both the buy-in and interest lev-

els." Muniza sees stronger ties with his critical financial partner as having a positive impact throughout the life of the project: "We can get our Application for Payment to the lender almost immediately and get funded and pay the contractor more quickly. That's a true benefit, because when you pay your contractor promptly, he performs well."

In addition to being able to build more robust partnerships, Muniza is enjoying the storage capabilities and reprographic compatibilities provided by Autodesk Building Collaborator Services. "When the lender's inspecting architect needed hard copies of the Flamingo Falls drawing, he was able to download them from the Autodesk Buzzsaw site and take them to his local printer." And, according to Muniza, "Buzzsaw can also act as a records storage site. It's a tremendous benefit. At the end of the day, I can easily put all of my project drawings and correspondence onto a CD and have them readily at hand without having to go to my vault and dig up an old set of drawings."

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