+ DEADLINE-DRIVEN PRODUCTION STUDIO HANDBACK

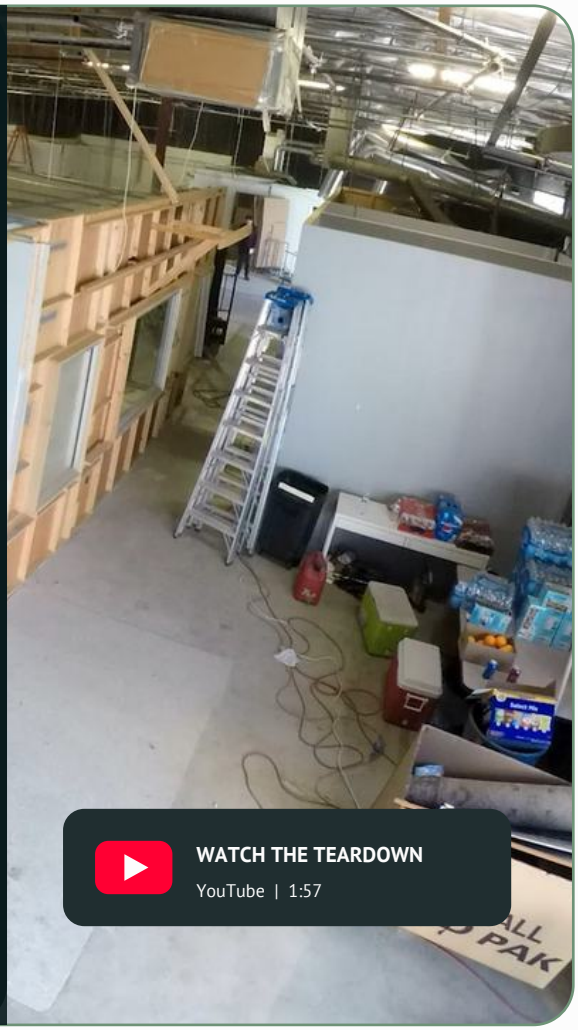
14 DAYS.
3 PRODUCTION SETS.
ONE CLEAN HANDOFF.

Two weeks to exit. Complete production sets to dismantle. A landlord punch list that kept growing. ASI controlled demolition, building systems, hauling, and restoration through one accelerated handback plan.

14 DAYS
FIXED EXIT WINDOW

3 SETS
BUILT ENVIRONMENTS

3 BLDGS
CONNECTED CLOSEOUT



OVERVIEW

CHALLENGE

The client had 14 days to return a three-building production operation. The sets were constructed like full interiors, with walls, ceilings, flooring, lighting, electrical, low voltage, HVAC distribution, fire systems, glass, stairs, private rooms, speed rail, and stored material. As work advanced, the landlord continued adding restoration and correction items without moving the deadline.

ASI APPROACH

ASI built one rolling critical path, sequenced demolition and utility removal in parallel, kept material moving through forklifts and roll-off containers, documented new landlord requests as they surfaced, and immediately folded each item into the field plan and final turnover sequence.

RESULTS

- Three production sets dismantled through one accelerated exit plan
- Eighty-eight 40-yard containers coordinated as verified volume expanded
- Demolition, systems, restoration, landlord punch, and handoff controlled by ASI

AWESOMENESSTV | VIACOM | CANOGA PARK

This was a studio demolition, building restoration, logistics, and lease-closeout project operating under a single deadline. ASI took ownership of the entire handback environment, including the work that could not be fully known until the sets started coming apart.

PROJECT INFO

CLIENT
AwesomenessTV and Viacom

LOCATION
Canoga Park, California

SCHEDULE
14-day exit window

PROJECT REACH
Three sets, three buildings

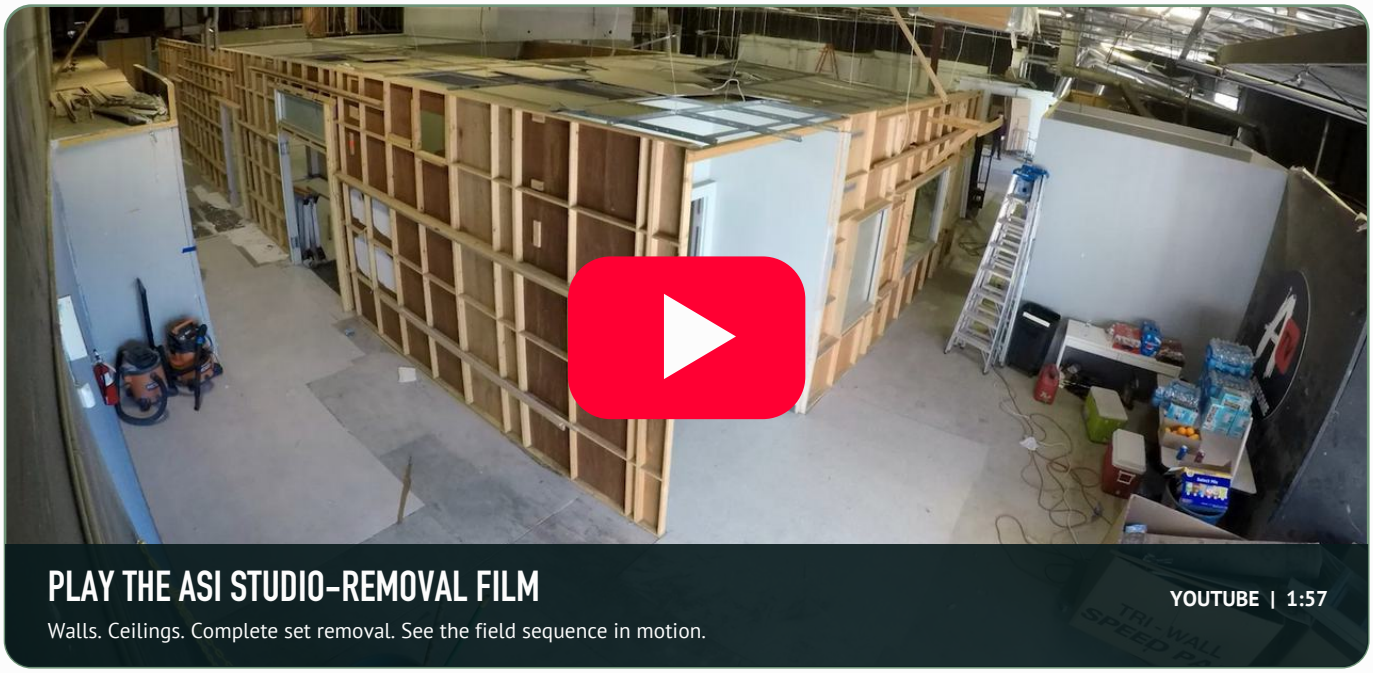
DELIVERY
Studio demo and restoration

STATUS
Completed

+ SEE THE EXECUTION

WATCH THE SET COME DOWN.
THE EXECUTION BEHIND THE HANDOFF.

Each production set was a building within the building. ASI had to strip the spaces back to the landlord condition while crews, equipment, hauling, utility disconnections, salvage decisions, and new punch items all moved in parallel.



PLAY THE ASI STUDIO-REMOVAL FILM

YOUTUBE | 1:57

Walls. Ceilings. Complete set removal. See the field sequence in motion.

3 SETS
COMPLETE BUILT ENVIRONMENTS

88
40-YARD ROLL-OFF CONTAINERS

6,850 SF
DECK-TO-DECK PAINTING

BUILT LIKE REAL INTERIORS

The verified scope included set walls and private rooms, drop ceilings, laminate and linoleum flooring, HVAC ducting, fire-control components, lighting, live electrical feeds, low-voltage cabling, speed rail, stairs, glass sections, faux finishes, furniture, props, storage, and hazardous materials.

THE FINISH LINE KEPT MOVING

Additional work was added while demolition was underway: electrical corrections, 2,700 square feet of overhead mesh, wood paneling, extra sound walls, glass framing and bronze glass, cleaning behind sets, painting, patching, and additional hauling capacity.

+ THE ASI DELIVERY MODEL

THE SCOPE KEPT EVOLVING.
THE DEADLINE DID NOT.

ASI treated the landlord punch list as a live field-control process. New requirements were assessed, priced, resourced, sequenced, and executed without separating them from the 14-day exit plan.

SETS

DISMANTLE THREE BUILT PRODUCTION ENVIRONMENTS

Remove walls, rooms, ceilings, flooring, speed rail, faux finishes, glass sections, stairs, props, furniture, and surrounding material while protecting the base building.

SYSTEMS

DISCONNECT EVERY AFFECTED BUILDING SYSTEM

Remove lighting and live set power, low-voltage cabling back to the server room, HVAC ducting, fire-control components, and incomplete electrical items left by others.

HAUL

KEEP DEBRIS AND EQUIPMENT MOVING

Coordinate forklifts, floor-removal equipment, stacked storage containers, hazardous-material handling, metal recovery, and eighty-eight 40-yard roll-off containers.

RESTORE

RETURN THE SPACE TO LANDLORD CONDITION

Scrape and clean floors, patch walls, complete 6,850 square feet of deck-to-deck painting, restore glass framing and bronze glass, and clean the surrounding areas.

PUNCH

ABSORB NEW LANDLORD REQUIREMENTS IN REAL TIME

Fold overhead mesh, paneling, sound-wall, cleaning, glass, painting, electrical, exterior patching, and other newly identified items into the same field plan.

PROJECT INFO

CLIENT
AwesomenessTV and Viacom

LOCATION
Canoga Park, California

CORE SITE
8411 Canoga Avenue

PROGRAM
Three buildings

SCHEDULE
14 days

SCOPE
Studio closeout and restoration

STATUS
COMPLETED

ONE TEAM CONTROLLED EVERY DEPENDENCY

One ASI field plan connected set demolition, system disconnections, crew deployment, containers, material handling, salvage, hazardous waste, landlord walkthroughs, rolling punch, restoration, final cleaning, and turnover documentation.

SURVEY	DISCONNECT	DISMANTLE	HAUL	RESTORE	HAND BACK

THE PROJECT COULD CHANGE EVERY DAY. THE HANDOVER DATE COULD NOT.

+ THE OUTCOME

THE SETS DISAPPEARED.
THE DEADLINE HELD.

ASI converted complete production environments back to clean industrial space while continuing to absorb the landlord's expanding punch list. The client had one accountable partner controlling the work from teardown through handoff.

14 DAYS

FIXED EXIT WINDOW

All critical work shared one immovable lease handback deadline.

3 SETS

DISMANTLED AND CLEARED

Built production environments were stripped back through coordinated multi-trade execution.

88 BINS

40-YARD CONTAINERS

Hauling capacity expanded as hidden conditions and added landlord scope surfaced.

WHAT THE PROJECT DELIVERED

ROLLING SCOPE BROUGHT UNDER CONTROL

Landlord additions were assessed and folded directly into the critical path as crews advanced through the spaces.

PRODUCTION ENVIRONMENTS FULLY DISMANTLED

Set construction, ceilings, flooring, stairs, speed rail, glass, rooms, props, furniture, and surrounding material were removed.

BUILDING SYSTEMS SAFELY DISCONNECTED

Electrical, lighting, low voltage, HVAC distribution, fire-control components, and incomplete work left by others were addressed.

LANDLORD CONDITION RESTORED

Floor surfaces, walls, glass, painting, patching, cleaning, hazardous materials, and the final punch were completed for turnover.

ONE ACCOUNTABLE PARTNER.
FROM THE FIRST CUT THROUGH LANDLORD HANDOFF.

DELIVERY RESULT

ASI gave AwesomenessTV and Viacom one field command structure for a fast-moving studio exit, combining production-set demolition, multi-trade disconnection, heavy debris logistics, restoration, rolling landlord requests, final cleaning, and documented turnover under a 14-day handback window.

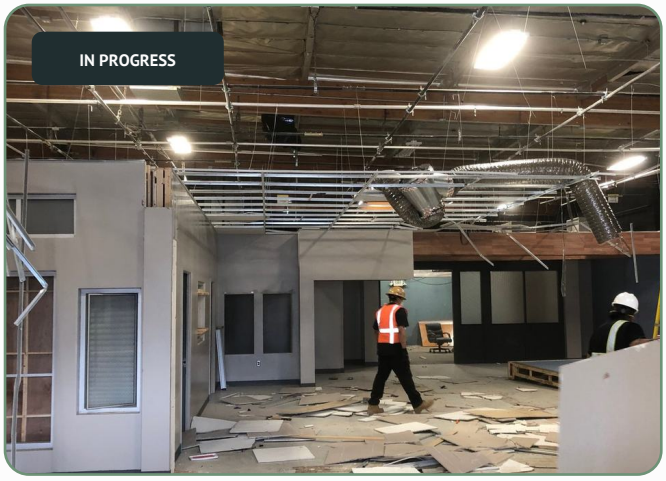
FACING A LEASE EXIT WITH NO ROOM FOR DELAY?

ASICOINC.COM | PROJECTS@ASICOINC.COM

+ FIELD EXECUTION

FROM FULL PRODUCTION SET.
TO LANDLORD-READY SPACE.

The real project record shows the full sequence: intact production construction, active demolition, forklift and container logistics, restoration work, and the open stage condition delivered at handoff.



BUILT SET ENTERING DEMOLITION



STUDIO SPACE CLEARED OF SETS



FORKLIFT-ASSISTED SET REMOVAL



LANDLORD GLASS RESTORATION



CONTINUOUS CONTAINER LOGISTICS

WATCH THE STUDIO TEARDOWN

WATCH ON ASI'S YOUTUBE CHANNEL | 1 MINUTE, 57 SECONDS

Open the video to see the set disappear and the stage return to a clean, landlord-ready condition.