



UGL Equis Facility Management Services



With increased scrutiny of real estate facility spending, more companies are demanding across-the-board cost reductions. At the same time, businesses are expecting to occupy more and better building spaces, causing organizations to look to facility experts to provide them. UGL Equis delivers the management tools, controls and standards our clients require to optimize facility performance and ensure reliability.

OUR CAPABILITIES

- Best practice and industry standards assessments and implementation
 - Facility Condition Assessments
 - Negotiation and maintenance of service level agreements
 - Specifications development and strategic sourcing
 - Benchmarking against similar buildings and programs
 - Work management system consulting
 - Labor comparisons
 - Capital projects coordination
 - Financing and budgeting consulting
 - Occupational health and safety consulting
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UGL Equis' Facility Management team provides expert senior-level real estate advice backed by a proven management consulting model. We develop and implement entire facility management programs as well as individual consulting projects for specific facilities, from initial consultation through execution of service-level agreements with suppliers. And because we do not self-perform facility work, clients can be assured that we do not hold conflicts of interest. Our goal is to ensure that each and every facility operates at peak efficiency all day, every day, with maximum reliability and performance.

UGL Equis' Facility Management practice integrates the principles of business administration, architecture, and the behavioral and engineering sciences to align the physical facility with the people and work of an organization. We benchmark facility costs against industry standards, analyze the results, and develop comprehensive recommendations for improvement. We manage the execution of recommendations by tapping a pool of facility suppliers that represent the best in class.

UGL Equis serves organizations of all sizes in a range of markets, including automotive, telecommunications, manufacturing, pharmaceuticals / biotechnology, consulting, insurance, manufacturing, technology, non-profits and the public sector.

OUR CLIENTS INCLUDE:

Aflac
Commonwealth of Pennsylvania
State of Wisconsin
Underwriters Labs

A PROVEN PROCESS THAT REDUCES RISK AND COSTS

The UGL Equis approach is consistent across all of our services, enabling us to take full advantage of our integrated real estate model:

ASSESS

UGL Equis reviews the performance of physical facilities, management structure and associated costs against similar facilities and BOMA and IFMA standards. We assess management goals and operational details such as contract structures, work management systems, occupational health and safety and supplier performance levels of both individual facilities and groups of properties. We also evaluate the overall productivity and efficiency of in-house operations.

PLAN

We develop comprehensive plans that maximize asset reliability and performance while ensuring optimal occupant satisfaction. We make recommendations for cost containment, cost reductions and/or increased productivity that are balanced against the potential effect on workplace satisfaction. Recommendations could include contract structures, vendor management programs and specific facility improvement plans.

IMPLEMENT

UGL Equis implements scalable solutions, whether identifying a vendor in one area, or outsourcing multiple facility management tasks. For a single building or for a portfolio of properties, we implement workflow and capital budget improvement recommendations. We use a stringent vendor qualifications methodology, ensuring that best-in-class suppliers are executing facility solutions.

MANAGE

Throughout each assignment, UGL Equis manages the analysis and implementation and provides reporting of progress toward targets to clients.



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About UGL Equis For more than two decades, UGL Equis has applied a combination of financial, business, industry and public sector expertise to a spectrum of corporate real estate services. We have grown into the world's largest corporate real estate firm exclusively focused on users of business spaces. We have cultivated successful relationships with some of the world's leading organizations, and have helped thousands of businesses transform their real estate into a competitive advantage. www.UGL-Equis.com