



UGL Equis Project Services



For clients seeking better management and control of real estate capital expenditures, UGL Equis' project management solutions balance physical space needs with financial goals. In single projects and across multi-year portfolio programs, UGL Equis helps clients achieve highly effective space solutions, quickly and cost-efficiently.

OUR CAPABILITIES

- Performing facility surveys, gap analyses and risk assessments
 - Developing strategic capital expense plans and linking them to corporate strategies
 - Establishing construction standards to ensure predictable expenditures and on-time delivery
 - Offering strategies and tactics for cost avoidance
 - Developing schedules and recommended spending guidelines for capital improvement projects
 - Managing relocation, renovation and built-to-suit projects
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Whether providing strategic, long-term program management plans that roll out consistent and effective standards across a portfolio, or working with clients to meet timing and budgetary goals for a single project, UGL Equis Project Services manages and controls capital outlays for facility maintenance and repairs, and oversees buildout and construction projects. Our success is measured by our ability to prioritize and control capital expenditures to maximize business impacts on each and every project. When combined, UGL Equis Project Services and Transaction Advisory Services give clients a single resource that is fully accountable for the real estate project, from planning through lease negotiations, build-out and move-in. Our experience enables us to deliver the right solution at the right price.

MAXIMIZING THE VALUE OF CAPITAL EXPENDITURES

Our project team works side-by-side with clients to determine the program or project strategies that best meet the needs of the organization, and then implements the specified solution on time and on budget. UGL Equis' non-proprietary relationships with vendors worldwide and our transparent procurement processes ensure the clients' best interest drives construction vendor selection. The result is lower, more predictable costs. For each project or portfolio program, we actively manage vendors and negotiate contracts, making the most of capital investment and achieving significant savings in both time and cost.

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:

Charter Communications
Citigroup
Computershare
Dell
Harris Corp
Motorola
NABI
NCO
Omnicare
Royal Bank of Canada
Texas Instruments
USG
Watson Wyatt Worldwide
Webster University
ZLB Plasma



AN INTEGRATED PROCESS THAT PROVIDES OPTIMAL RESULTS

By applying a consistent approach to assessment, planning, implementation and management across all of our services, UGL Equis fully leverages its integrated real estate model:

ASSESS

Whether for an individual project or a national program, our Project Services team assesses current capital expenses and the facility delivery strategy. Our assessments include facility surveys, gap analyses and risk assessments. Whether considering the multi-year fiscal budgeting of program management or the controls necessary to deliver an individual project, our assessment phase is the basis of predictable expenditures and on-time real estate project delivery. By integrating project services into early phases of the leasing process, we also ensure highly informed site selection and negotiations.

PLAN

Based on the assessment, we develop and document budgets, schedules, and procurement plans in preparation for construction to begin. For a portfolio, we develop a capital expense plan and translate it into specific, workable projects. For each individual project, we set up the design and construction phases as well as assemble the project team of architects, engineers, general contractors, security consultants, furniture suppliers and other specialists.

IMPLEMENT

Construction takes the planning phase into action. We follow a strict set of management processes to ensure the space is constructed within budget, on schedule, and to specifications. From implementing a capital expense budget plan to coordinating regular planning, design and project meetings, our Project Services team monitors the entire construction process.

MANAGE

The end of construction is not the end of the project for UGL Equis. As completion nears, we coordinate project close out, move-in, and commissioning of all systems of the new space to set the client up for successful occupancy and operations.

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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