

# Turnkey Project Management & Facility Consolidation

## Targeted Solution-Improve Efficiency

### OBJECTIVE

Consolidate three locations and different business units into a single facility serving as the North American headquarters for a manufacturer of power supplies for the Medical, Networking, Telecom, Data Storage, Transportation, Computing and Military industries.

### APPROACH

Our integrated master planning, logistics, real estate, and project management team developed a detail space plan. This allowed us to estimate the footprint size requirement and focus on the optimal sub-market location for a Southern California consolidation. Once the facility was identified and the lease structured, our team developed detailed layouts for optimal flow for all manufacturing areas, engineering labs, and office space. We developed detailed budgets and implementation plans to ensure a smooth transition to the new facility with minimum business disruption.

### SOLUTION

Our team structured a 10 year lease commitment front loaded with rental abatement and tenant improvement dollars designed to minimize relocation costs. We provided turnkey design management of Architects / Engineers, procurement services to minimize the cost of tenant improvements, construction management, and relocation management services.

