

PROGRAM & PROJECT MANAGEMENT

OUR EXPERTISE

NKF'S Global Corporate Services (GCS) Project Managers are the stewards of our clients' business objectives, leading CRE executives, consultants, and contractors in the development of requirements, design and construction of space that meets the aesthetic, functional, cost and timing goals of project end-users. We perform services for single projects or programmatically across an organization's entire real estate portfolio. Our Project and Program Management services can help organizations realize cost reductions of 15%-25%.

Our team serves as an integrator to your organization, ensuring all disciplines, stakeholders, and project team members are seamlessly working together. We own data workflows, team member accountability, work quality, and adherence to time and budget restrictions. Using state-of-the-art tools and applying relevant industry experience, we enable clients to realize project transparency, cost savings, and more productive work environments.

VALUE CREATION

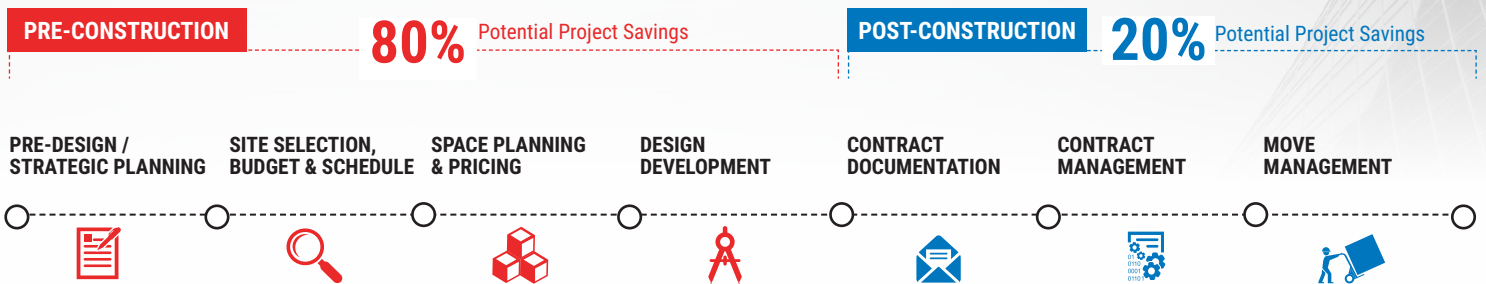
Through active design and cost management, contracting and procurement strategies, and experienced process management, we achieve the great majority of project savings during the development phases of a project.

SERVICES

- Capital Planning
- Full-Project Life Cycle Management
- Program Management Office
- Integrated Transaction Management and Project Management Processes
- Contracting & Commercial Strategies
- Value Engineering / Cost Controls
- Software Consulting & Implementation
- KPI Reporting / Data Management

SPECIALTIES

- Office Improvements
- Facilities Infrastructure Projects
- Industrial - Warehouse
- Retail Programs
- LEED Certification
- Relocations



KEY CLIENTS

Industrious · Intuitive Surgical · Pratt & Whitney · Hancock Whitney Bank · Fortune 50 Software Company · Fortune 500 Chemical Company

\$2B

PROJECT VALUE

15-25%

TRACK RECORD IN COST REDUCTIONS

1,500

PROJECTS COMPLETED

120

OFFICES GLOBALLY

800

PROFESSIONAL STAFF

PROGRAM & PROJECT MANAGEMENT

OUR DIFFERENTIATORS

Market Focus We bring account management and project management platform expertise to mid-cap companies. Our larger competitors focus their subject matter experts on Fortune 100 client operations, with little investment in smaller clients. Our current success and plans for diversified growth hinge on mid-cap client satisfaction with our performance. Mid-cap clients receive our best ideas and executive focus.

Flexibility We customize process playbooks for clients, focusing on key steps and deliverables. Our project leaders are encouraged to think strategically about specific project requirements and their own subject matter expertise to arrive at the best team approach and project plan. We do not impose a rote approach to every aspect of project delivery.

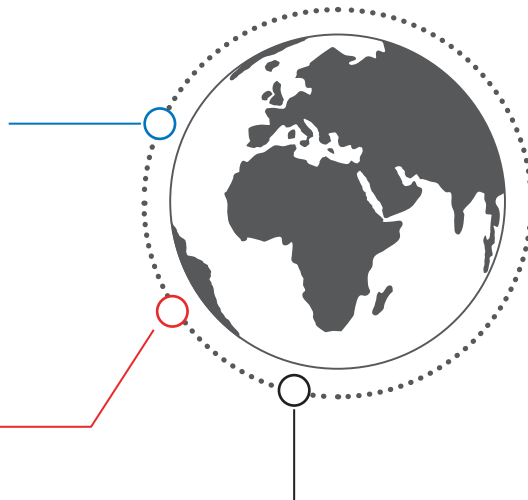
Fiduciary Service Offering We prefer to work as an owner's representative acting in our client's best interests, believing principal contracting is inherently conflicted and project spend mark-ups provide little value

Program Management Office (PMO) We often utilize a PMO approach and are truly adept at remotely managing internal and external variable resource project managers. We provide a governance and management framework that is regionally scalable with project volume.

OUR PLATFORM

PLATFORM

- Program Management
- Capital Planning
- Integrated CRE Processes
- Technology – Data Mgmt
- Design Standards
- Reporting - KPIs
- Resource Forecasting
- Innovation – Subject Matter Experts



LEADERSHIP - PROJECT DEVELOPMENT

- Project Team Kickoff
- Monitor Programming Effectiveness
- Coordinate Site / Asset Evaluation
- Review Test Fits: Efficiency & Standards
- Support Real Estate Transaction Managers
- Develop Scope, Budget & Schedule

OVERSIGHT - LOCAL DELIVERY

- Source & On-Board Local PM
- Monitor Application of Design Standards
- Contracting - Governance
- Track Budget & Schedule Compliance
- Single Point of Contact for Escalations – Resolve Issues
- Assure Timely Effective Close-Outs

CASE STUDY



SIZE OF PROJECTS: 10,000-45,000 SF NORTH AMERICA

Industrious engaged NKF to provide a PMO office and variable project managers to allow for maximum flexibility.

RESULTS

- Executed over 75 projects across major markets in the last three years
- Provides an end-to-end project management solution
- Conducted due diligence phase for all projects
- NKF leads the projects from planning, design, construction, to moving

For more information about NKF's Program/Project Management Services, please contact:



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