



TRANSWESTERN

REAL ESTATE
SERVICES

PROJECT MANAGEMENT

OVERVIEW

45
YEARS

TRANSWESTERN REAL ESTATE SERVICES

Transwestern is one of the largest, privately held, full-service real estate firms in the U.S..

Its reach is extended globally through strategic alliances with BNP Paribas Real Estate and Encor Advisors.

WE HAVE A DIVERSE MIX OF REVENUE.

25%
AGENCY LEASING

28%
TENANT ADVISORY

22%
CAPITAL MARKETS

25%
ASSET SERVICES

BY THE NUMBERS

4,418

LEASING
TRANSACTIONS

1,400

OWNER / TENANT
CLIENTS

340M

SQUARE FEET
MANAGED / LEASED

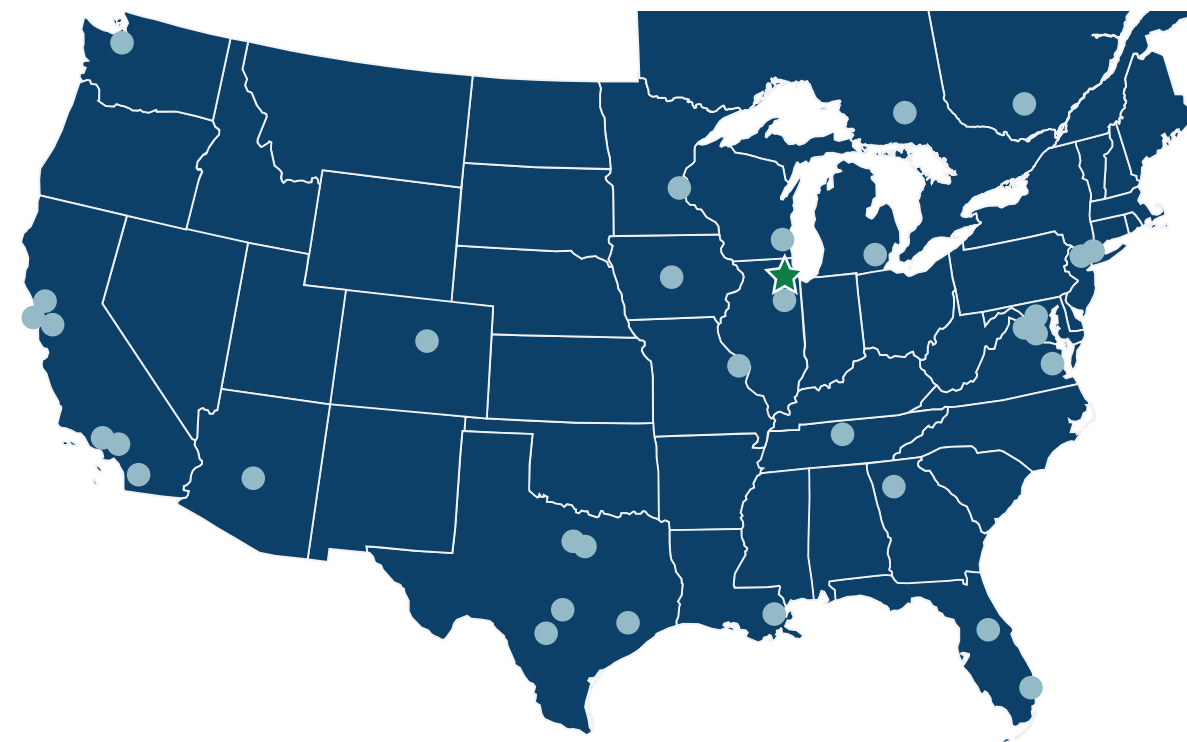
\$3.7B

CAPITAL MARKET
TRANSACTIONS

* Stats as of December 2023

YOU GET ALL OF US.

Across state, service, and company lines, we are connected and agile.



2,200+

TEAM
MEMBERS

350+

CHICAGOLAND
TEAM MEMBERS

33

MARKETS
ACROSS THE U.S..

212

OFFICES THROUGH
STRATEGIC PARTNERSHIPS

25

COUNTRIES THROUGH
STRATEGIC PARTNERSHIPS



OF OWNERSHIP MENTALITY

When you partner with Transwestern, our ever-evolving family of companies, service lines, and resources support a 360-degree approach to real estate and offer team members access to wealth creation opportunities.

REAL ESTATE SERVICES

Agency Leasing
Asset Services
Capital Markets
Tenant Advisory +
Workplace Strategy
Research & Investment
Analytics

DEVELOPMENT COMPANY

Speculative
Development
Build-to-Suit
Fee Development

INVESTMENT GROUP

Discretionary Funds
Investment Analytics
Net-Leased Investments
Separate Accounts

VENTURES

Opportunistic Investments
High Net-Worth Capital
Integrated Operating
Partnerships

HOSPITALITY GROUP (ROH)

Hospitality
Integration & Management
Retail Activation
Boutique Hotel
Development

BY THE NUMBERS

2,200+

TEAM
MEMBERS

33

MARKETS ACROSS
THE U.S.

25

COUNTRIES VIA BNP PARIBAS
REAL ESTATE & ENCOR

#1

LARGEST DEDICATED
HEALTHCARE PRACTICE

ONE

OF THE LARGEST PRIVATE
REAL ESTATE FIRMS IN THE U.S.

PROJECT MANAGEMENT

OVERALL

\$1B+
Worth of Projects

350+
Projects Completed

15M+
SF Completed



SECTOR — CORPORATE INTERIORS & DEVELOPMENT

The TW Project Services team has a proven track record delivering corporate projects on time and within budget. Projects include ground-up development, interior construction, and adaptive re-use. Our clients include financial, legal, accounting, corporate headquarters, logistics, medical supply sales, call centers, nonprofits, and many more across the U.S. and internationally.

\$350M+

Worth of Projects

400+

Projects

12M+

SF Completed

31+

States



SECTOR — LIFE SCIENCES

The TW Project Services team has provided program management and project/construction management to a global pharmaceutical client in North and South America for over 15 years. We have a tremendous working relationship with all divisions, such as user groups, IT, procurement, finance, and corporate communications. We have always delivered for this client on time and within budget.

- Clean rooms
- Manufacturing
- Offices
- R&D Labs
- Lab Decommissions
- Vivarium

\$477M+

Worth of Projects

43+

Fit-Out Projects

2.6M+

SF Completed

22+

Decommissioning Projects with
\$10.1M in Equipment Sales



SECTOR — HEALTHCARE

The TW Project Services team has a proven track record delivering diverse healthcare projects around the nation. Projects include ambulatory care facilities, surgery centers, micro hospitals, pain clinics, physical rehabilitation centers, cancer treatment/oncology locations, pharmacies, and much more.

\$400M+

Worth of Projects

800K+

SF Completed

15

Projects Completed

6+

States



SECTOR — INDUSTRIAL, MANUFACTURING, & CALL CENTERS

The TW Project Services team is very active in the development of industrial, manufacturing, and call centers throughout the United States.

\$900M+

Worth of Projects

30+

Projects

3.5M+

SF Completed

10+

States



SECTOR — EDUCATION & COMMUNITY

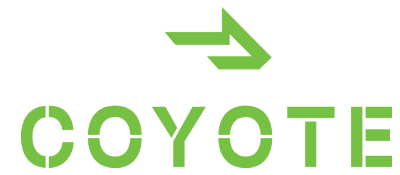
The TW Project Services team is experienced in the project management of schools, places of worship, parks, and civic and community centers throughout the Chicago area.



OUR CLIENTS

Our clients, whether headquartered in the United States or internationally, return to us again and again.

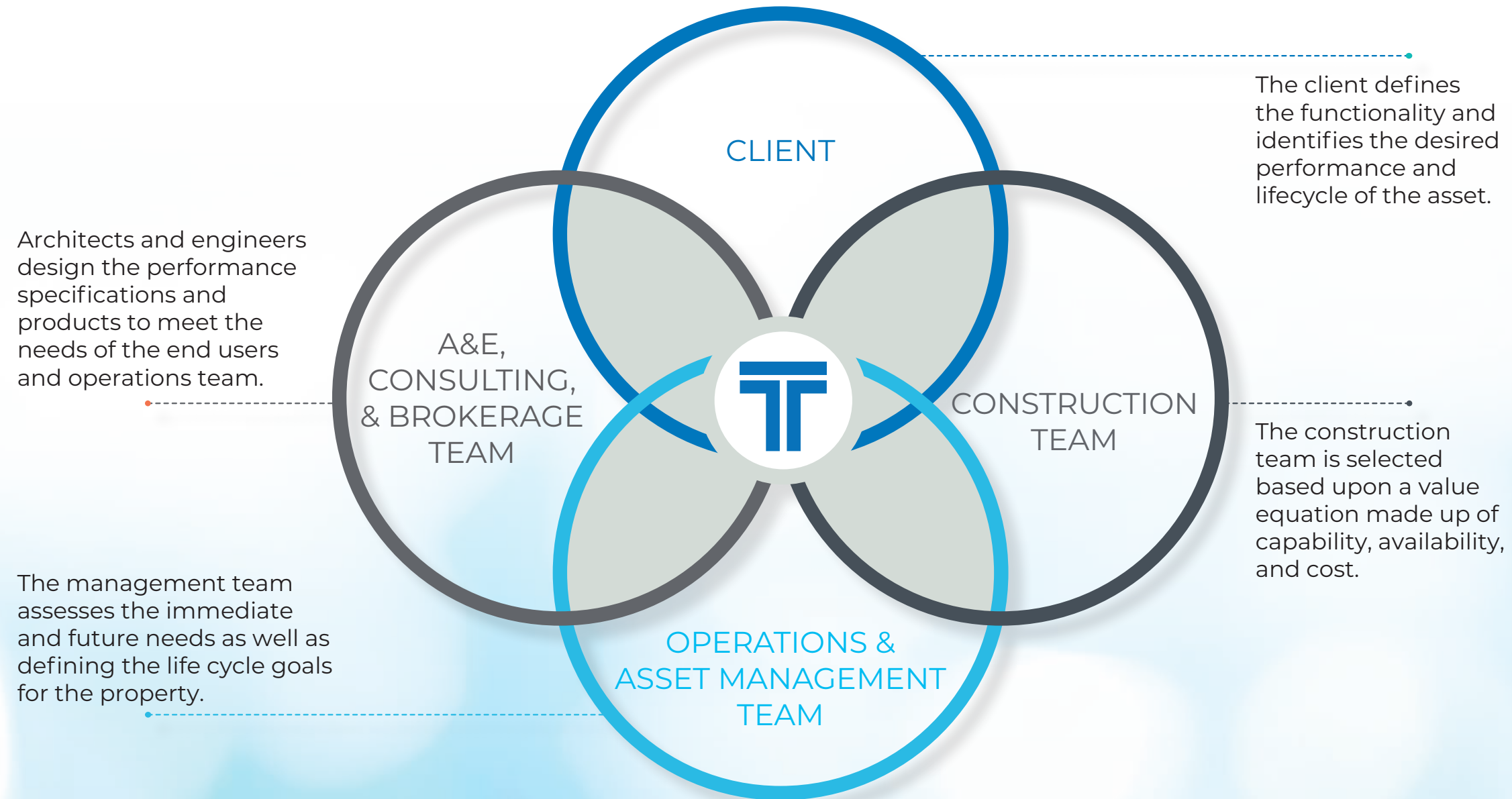
A FEW OF OUR LARGEST LONG-TERM CLIENTS:



Department
of Medicine



PROJECT MANAGEMENT



OUR PROCESS

From the earliest stage of project conception through occupancy, we guide our clients to a finished product that meets all of their established goals and parameters, including phased delivery and accelerated schedules utilizing lean principles throughout the process.

PROJECT
KICK-OFF



PRE-
CONSTRUCTION



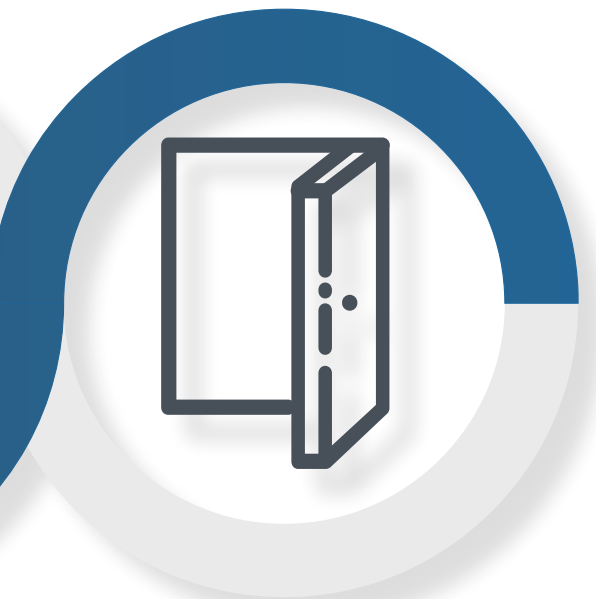
PERMIT
APPROVAL



CONSTRUCTION



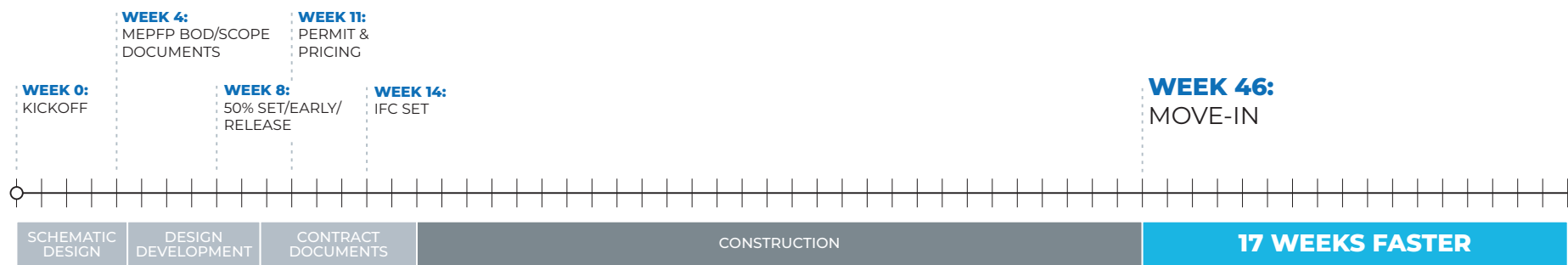
START-UP &
ACTIVATION



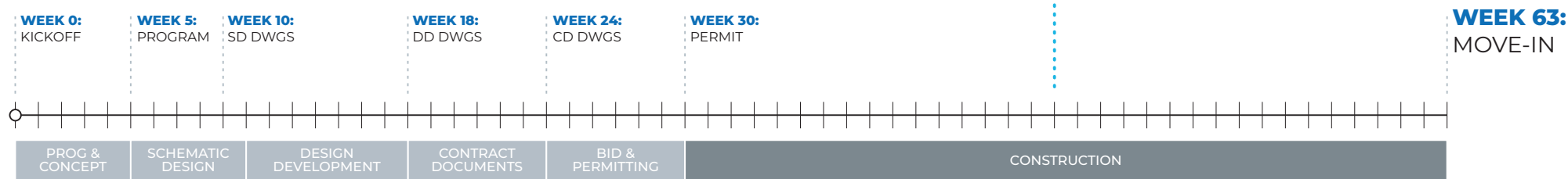
OUR APPROACH

To address the issues of schedules and costs, the TW Project Services team utilizes the competitive bid design-build process. In a recent competitive bid, we reduced the contractor fees and loads, saving 7% of hard costs and shortening the schedule.

DESIGN-BUILD APPROACH TIMELINE



TRADITIONAL SCHEDULE



REDUCES SCHEDULE



EARLY PROCUREMENT OF LONG-LEAD ITEMS



REAL-TIME COSTS FOR DESIGN

OUR SCOPE OF SERVICES

For each development project, the TW Project Services team specifically tailors a detailed scope to meet our client’s requirements.

PROJECT
KICK-OFF &
DUE DILIGENCE

1

- Conduct site due diligence (environmental, civil, geotechnical, etc.)
- Evaluate availability of utilities
- Verify zoning requirements/restrictions
- Establish building and site program
- Establish preliminary project budget and schedule

CONCEPTUAL
DESIGN

2

- Formulate team
- Initial programming and site confirmation
- Concept design
- Prepare conceptual site and building configurations, incorporating building and site program with planning and zoning requirements
- Present conceptual ideas
- Select preferred conceptual design
- Update conceptual design budget and schedule
- Obtain approval to move forward with initial plans

SCHEMATIC
DESIGN &
DESIGN
DEVELOPMENT

3

- Schematic design and design development refinement
- Design building to include plans, elevations, materials, etc.
- Conduct test-fit of tenant interior layouts
- Perform preliminary civil engineering of the site
- Establish detailed written outline specifications (Finishes, Mechanical, Electrical, Plumbing, Fire Protection, Floor Loading, Roofing Strategy, Building Envelope, etc.)
- Set guaranteed maximum price (GMP)
- Update project budget and schedule
- Zoning and entitlement submittals
- Obtain approval to move forward with updated plans

CONSTRUCTION
DOCUMENTS

4

- Coordinate planning, zoning, site plan, and architectural approvals
- Prepare Construction Documents (CDs)
- Conduct value engineering
- Subcontractor bidding
- Update project budget and schedule
- Obtain required building permits/approvals
- Notice to Proceed with construction
- Update GMP and Notice to Proceed
- Obtain client approval to move forward with final plans

CONSTRUCTION
SITEWORK,
CORE/SHELL &
TENANT
IMPROVEMENTS

5

- Deploy and commence construction
- Conduct weekly owner, architect, and contractor (OAC) meetings, produce site inspection reports
- Continuously monitor construction activities, track critical path tasks and milestones to ensure delivery schedules are met
- Monitor construction costs: spent, pending, and balance to completion
- Monitor contingencies and allowances
- Evaluate all proposed change orders
- Review and process monthly draw requests and lien release documentation
- Assist with mediation to solve construction conflicts that may occur
- Coordinate with contractor and architect preparation and closure of core/shell
- Coordinate with contractor, architect, and tenant preparation and closure of TI punchlist (complete sitework and core/shell punchlist)
- Package close-out documentation
- Obtain temporary Certificate of Occupancy (CO) and final CO
- Conclude construction phase

START-UP &
ACTIVATION

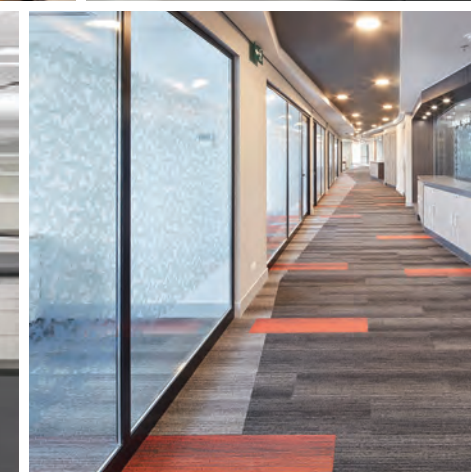
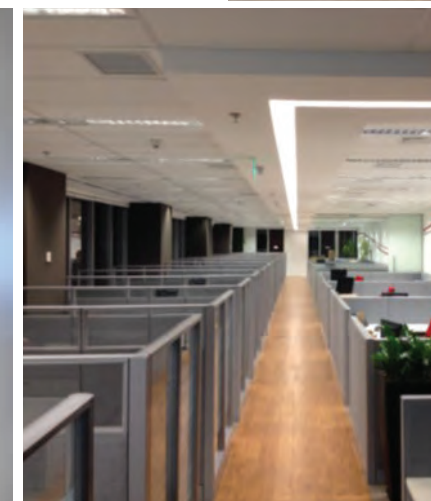
6

- Coordinate with client to set up furniture, fixtures and equipment (FF&E)
- Coordinate seamless transition from the Transwestern development team to operations team
- Close out construction contracts and obtain all lien waivers
- Project completed and operational

CASE STUDIES

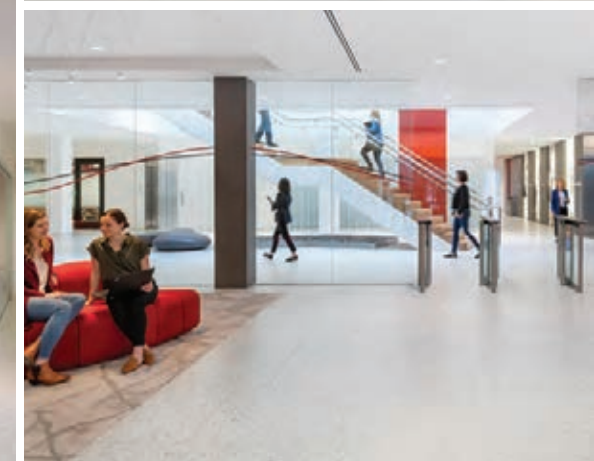
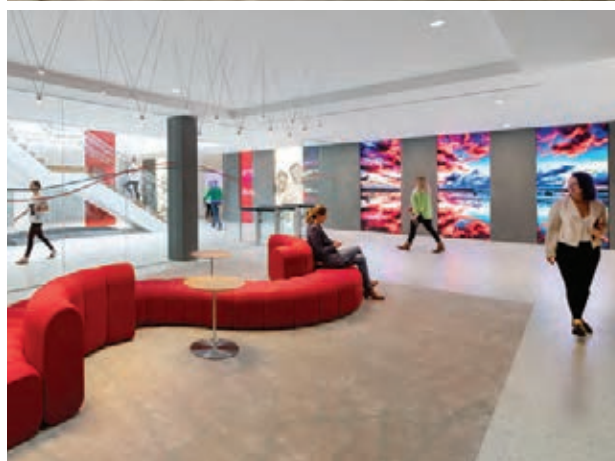
CONFIDENTIAL PHARMA PROJECTS

NORTH & SOUTH
AMERICA



R&D AND MANUFACTURING FACILITY

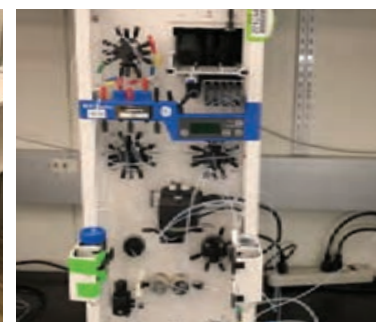
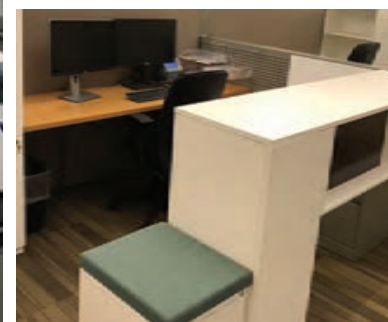
CONFIDENTIAL CLIENT
BOSTON, MA AREA



R&D AND MANUFACTURING FACILITY

VIVARIUM DEVELOPMENT
DECOMMISSIONING
OF 3 FACILITIES

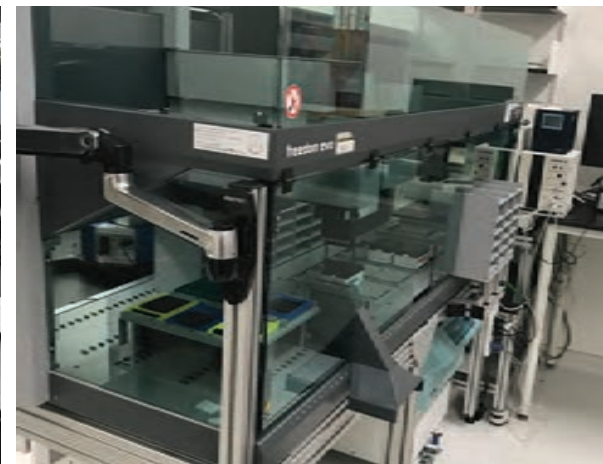
CONFIDENTIAL CLIENT
SANTA MONICA, CA



R&D AND MANUFACTURING FACILITY

2-BUILDING
REDEVELOPMENT,
VIVARIUM DEVELOPMENT

CONFIDENTIAL CLIENT
FARMINGDALE, NY



R&D AND MANUFACTURING FACILITY

R&D AND VIVARIUM
DEVELOPMENT

CONFIDENTIAL CLIENT
LA JOLLA, CA

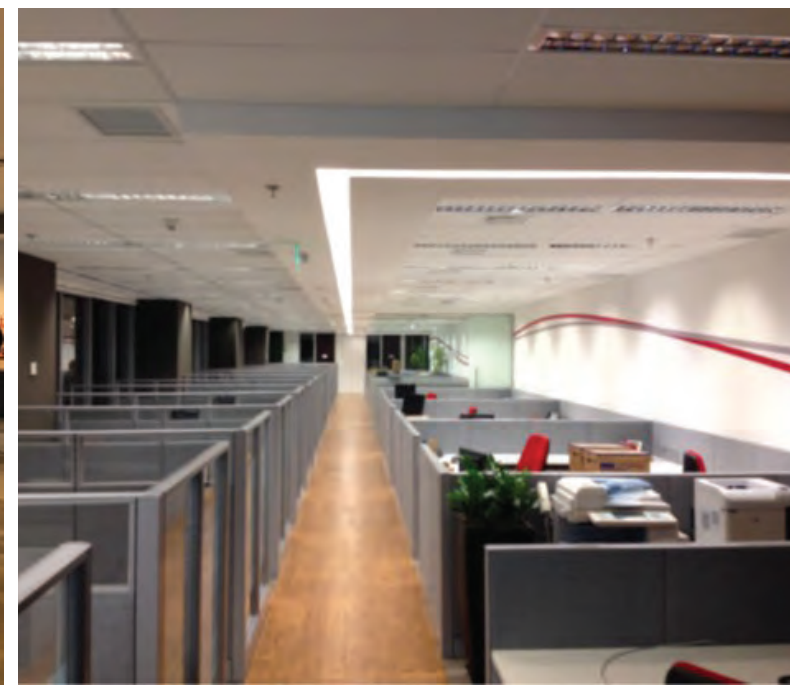
 TRANSWESTERN



QUALITY CONTROL LAB AND TWO OFFICE PROJECTS

CONFIDENTIAL CLIENT
SAO PAULO, BRAZIL

 TRANSWESTERN



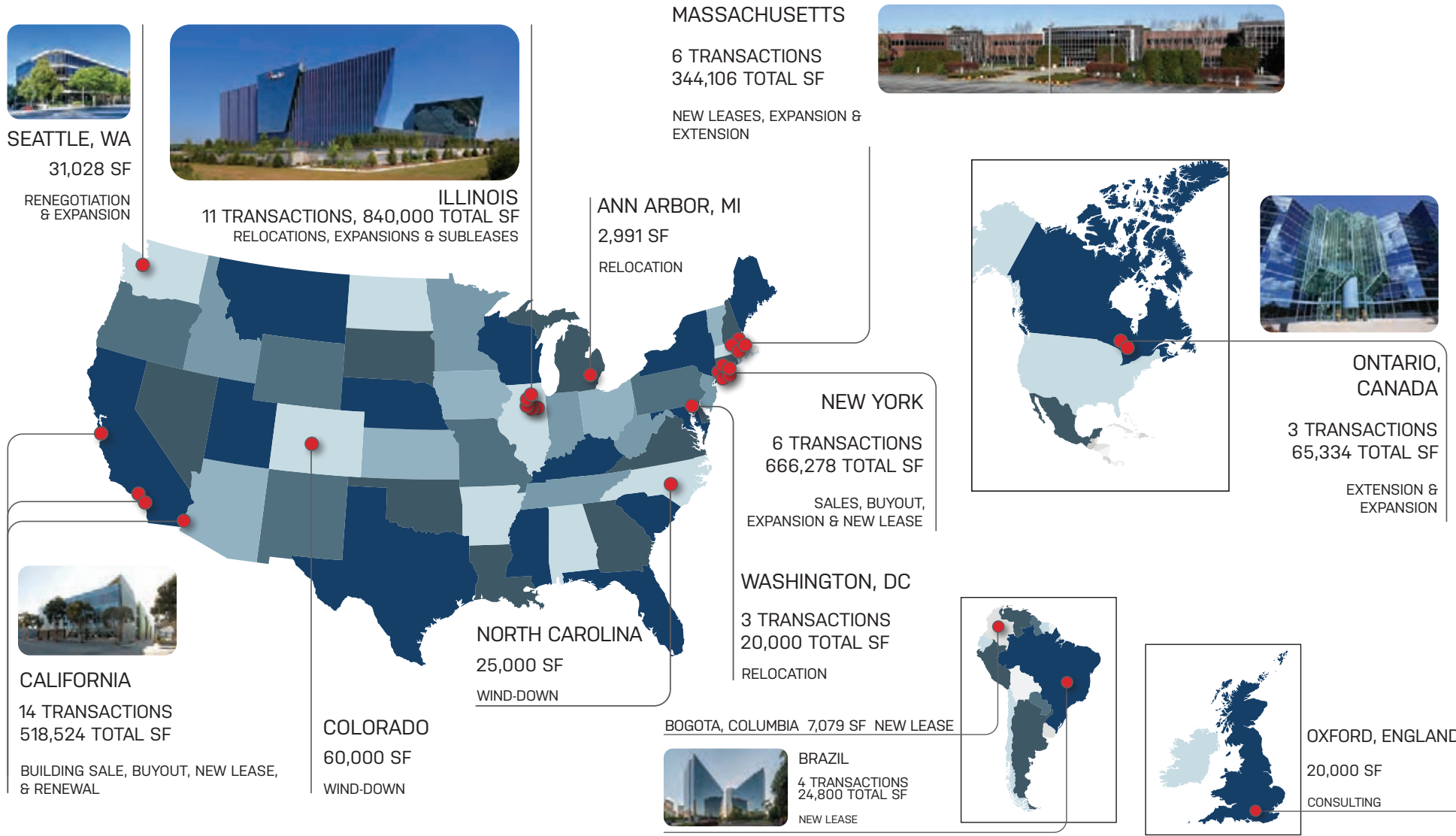
OPENED 1ST OFFICE IN BOGOTA

CONFIDENTIAL CLIENT
BOGOTA, COLUMBIA



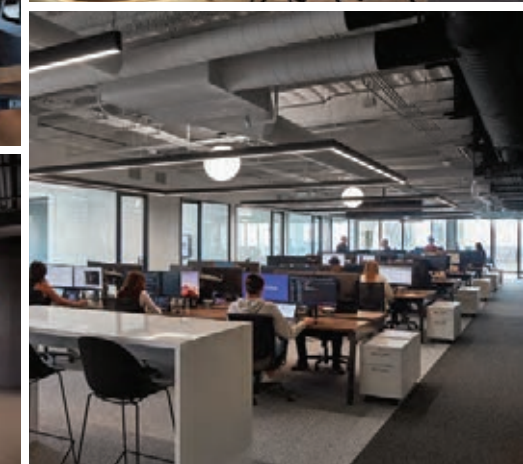
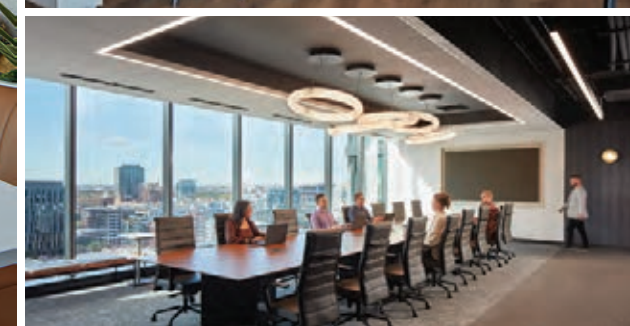
SINGLE CLIENT MAP OF TRANSACTIONS

CONFIDENTIAL CLIENT



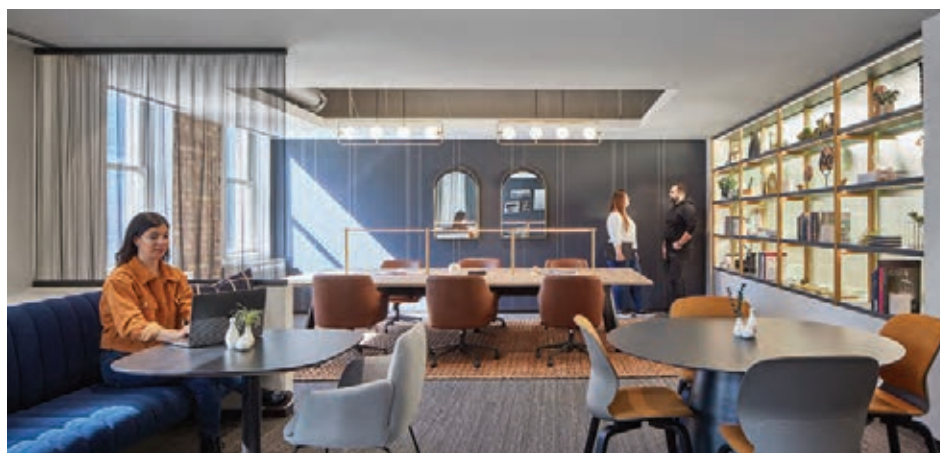
MOLO SOLUTIONS

CHICAGO, ILLINOIS



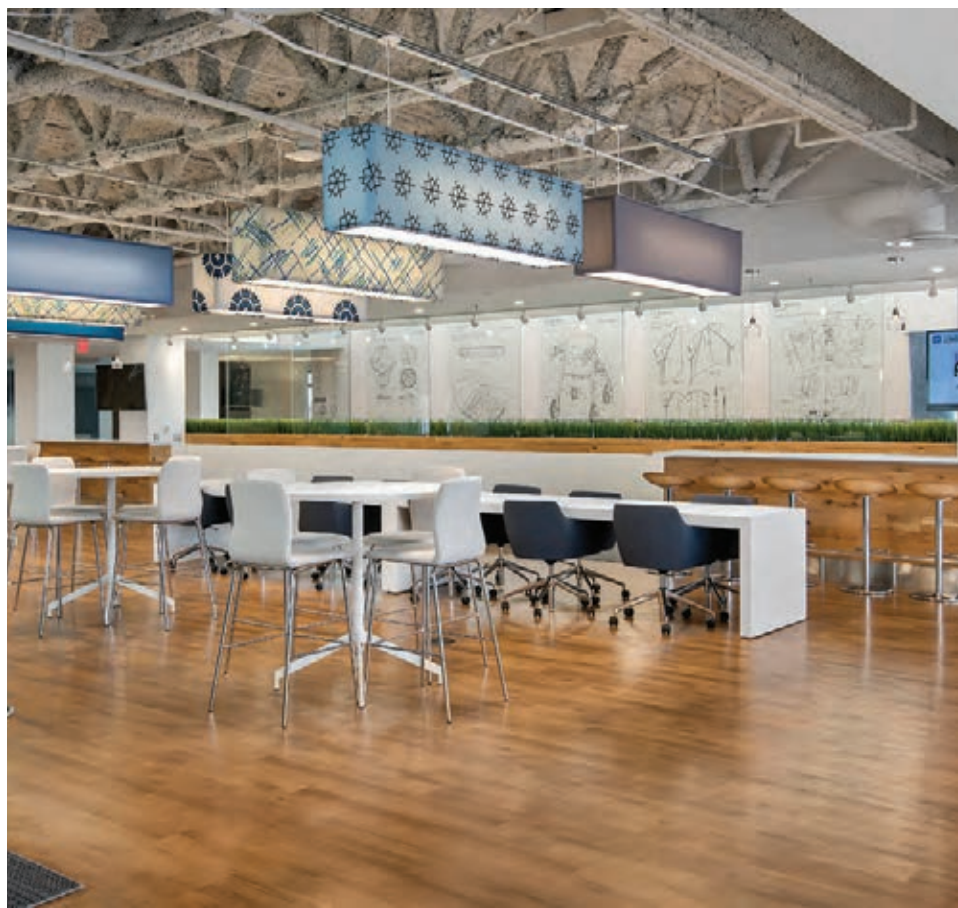
MEDLINE INDUSTRIES

MERCHANDISE MART
CHICAGO, ILLINOIS



MEDLINE INDUSTRIES

CAMPUS
NORTHFIELD, ILLINOIS



MEDLINE INDUSTRIES

CALL CENTER
DUBUQUE, IOWA



MEDLINE INDUSTRIES

DISTRIBUTION CENTER
APOPKA, FLORIDA



UCHICAGO MEDICINE AMBULATORY CARE CENTER

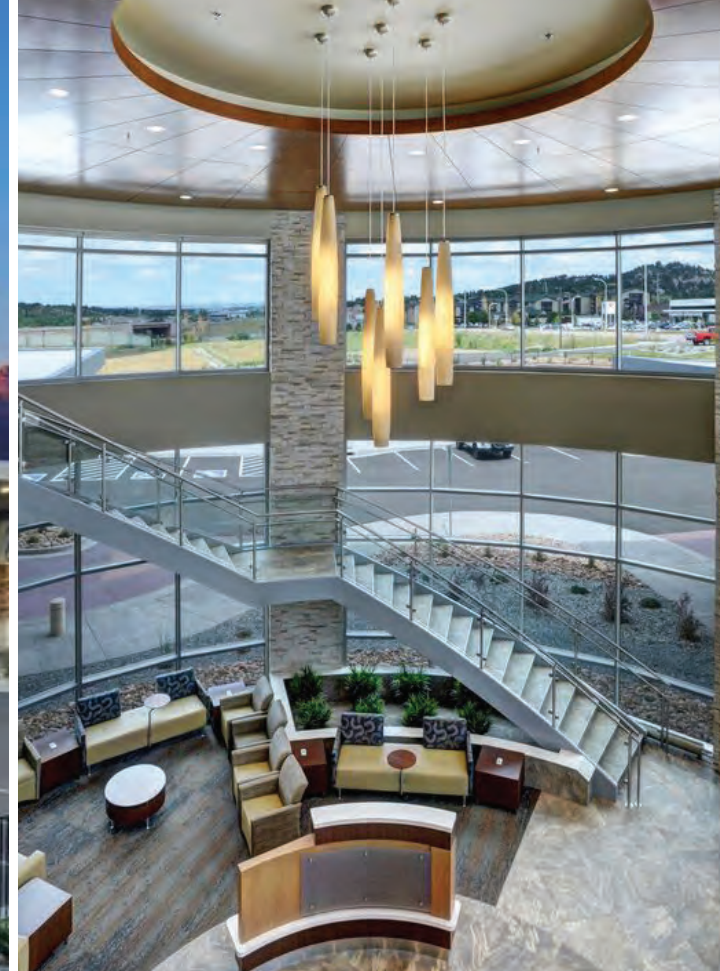
ORLAND PARK, ILLINOIS

 TRANSWESTERN



UC HEALTH GRANDVIEW HOSPITAL

COLORADO SPRINGS,
COLORADO



SOUTHEASTERN SPINE INSTITUTE SURGERY CENTER

MOUNT PLEASANT,
SOUTH CAROLINA

 TRANSWESTERN



SAMPLE DEVELOPMENT PROJECTS

NATIONAL



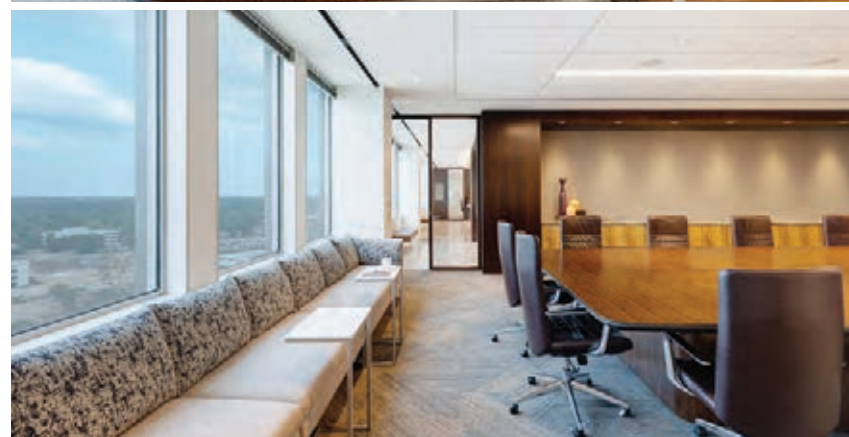
SAMPLE DEVELOPMENT PROJECTS

NATIONAL



OLD NATIONAL BANK HEADQUARTERS

CHICAGO, ILLINOIS



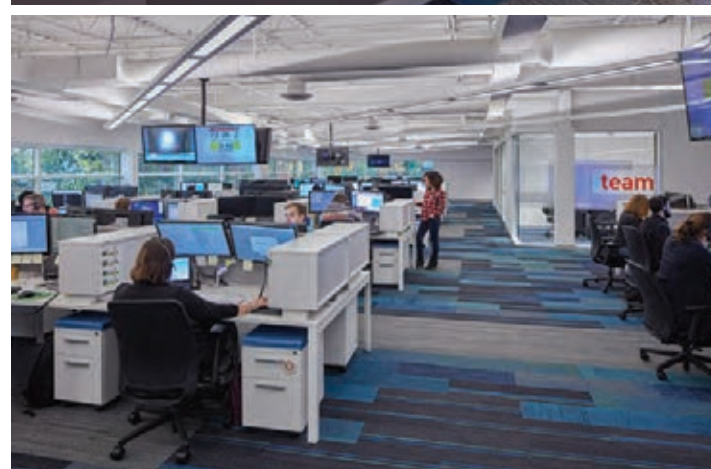
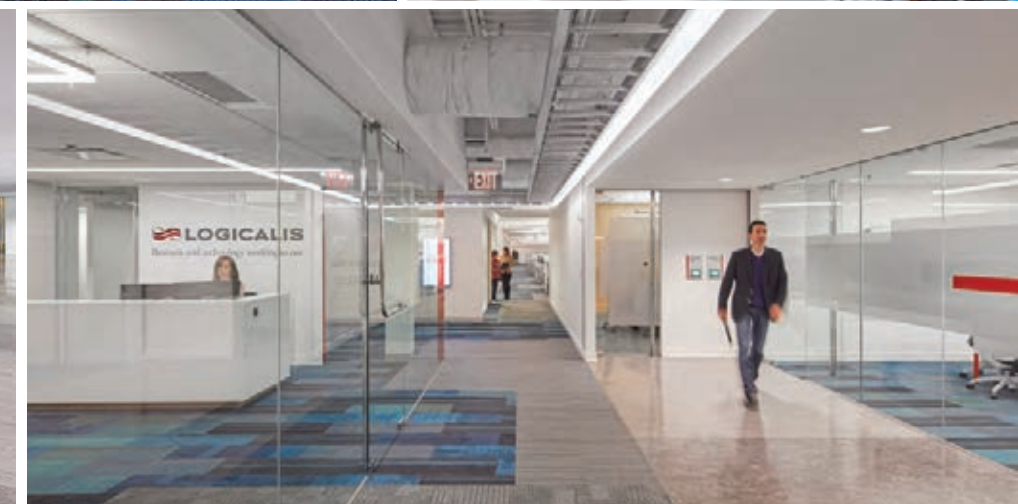
COYOTE LOGISTICS HEADQUARTERS

CHICAGO, ILLINOIS



LOGICALIS OFFICES

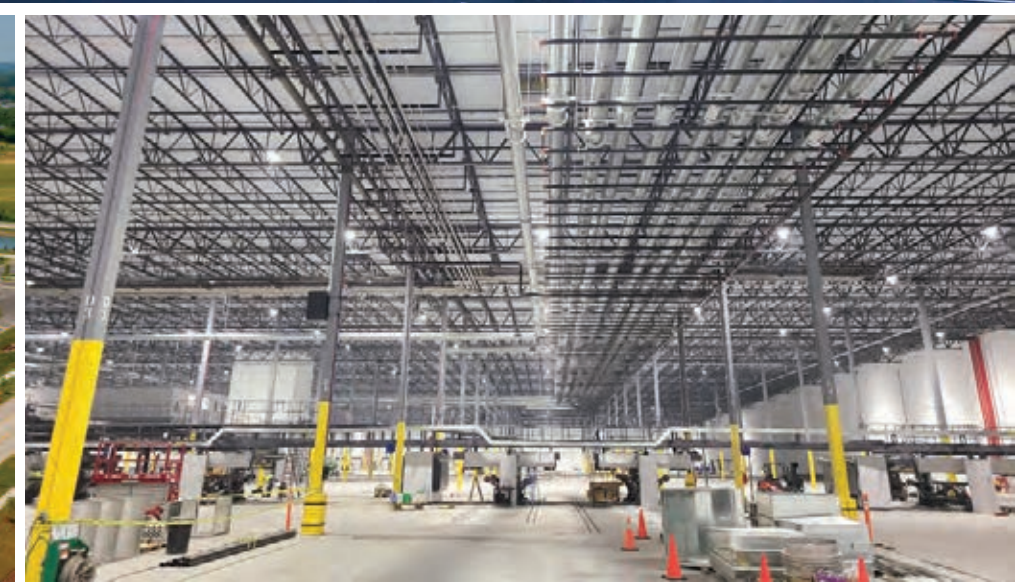
DETROIT, MICHIGAN



ATLANTIC/YORK PACKAGING

ELGIN, ILLINOIS

 TRANSWESTERN



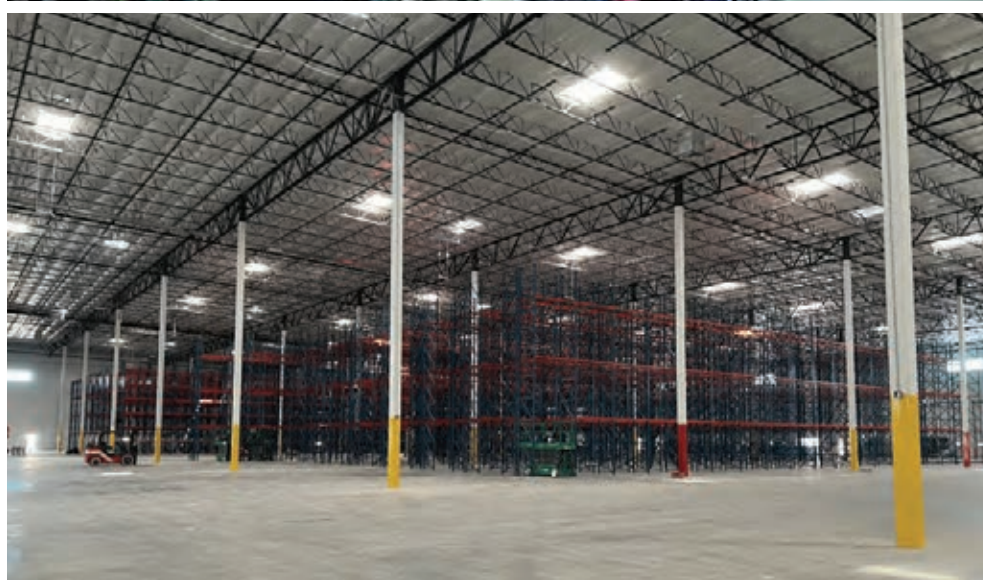
BLUE SPRINGS DC LOGISTICS CENTER

KANSAS CITY, MISSOURI



LOGISTICS AND MANUFACTURING FACILITY

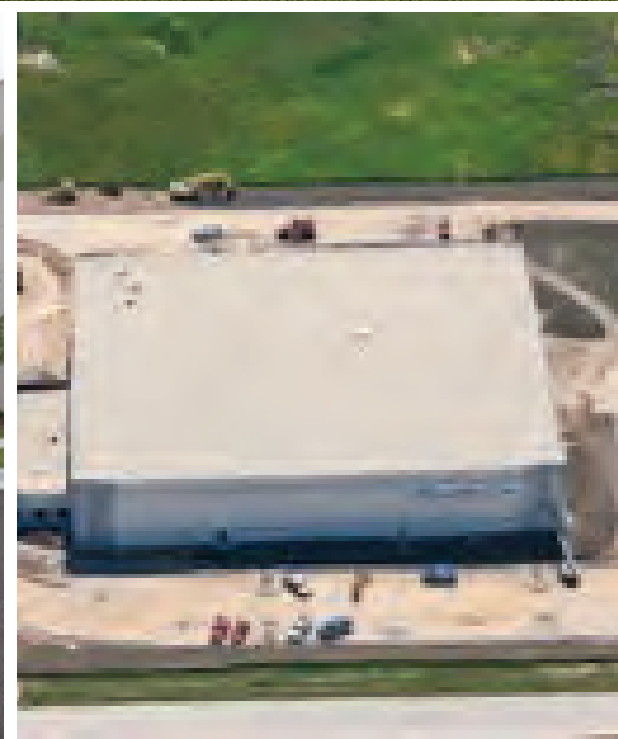
CONFIDENTIAL CLIENT
LAS VEGAS, NEVADA



RHINODOX STORAGE FACILITY

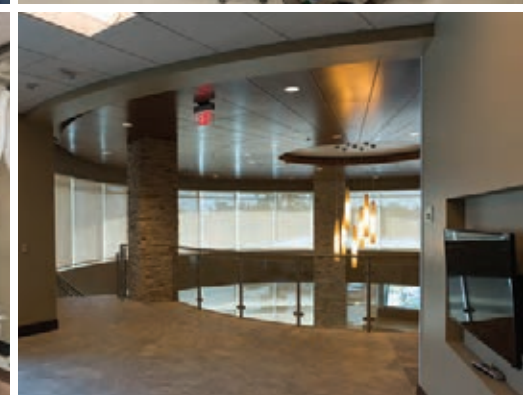
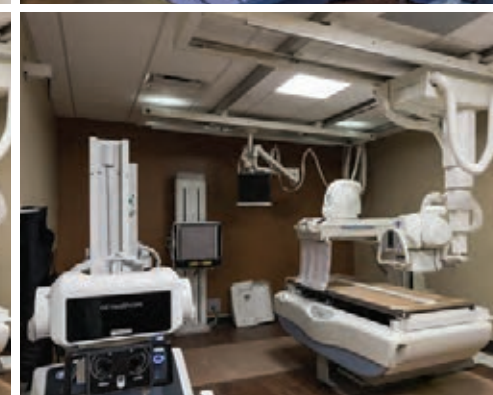
BARTLETT, ILLINOIS

 TRANSWESTERN



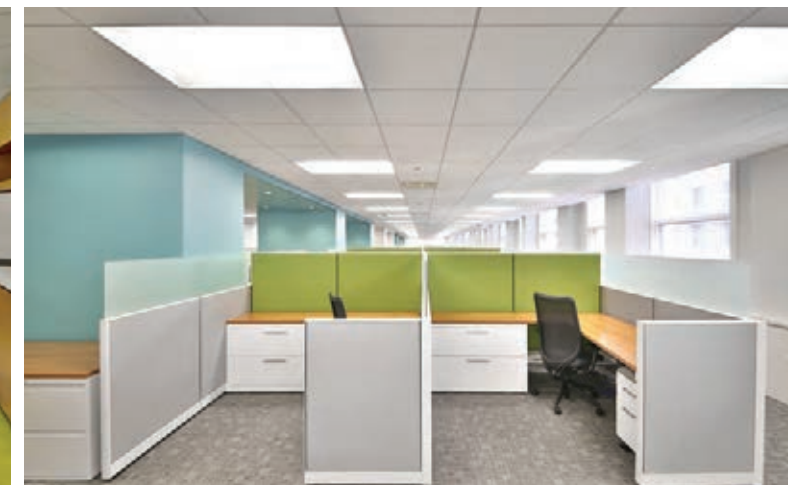
TEXAS REGIONAL HOSPITAL

CYPRESS, TEXAS



HEARTLAND ALLIANCE OFFICES

CHICAGO, ILLINOIS



CONYERS MEDICAL OFFICE BUILDING & REDLANDS MESA SURGERY CENTER

CONYERS, GEORGIA
AND
GRAND JUNCTION,
COLORADO



DECOMMISSIONING FACILITIES & DISPOSITION

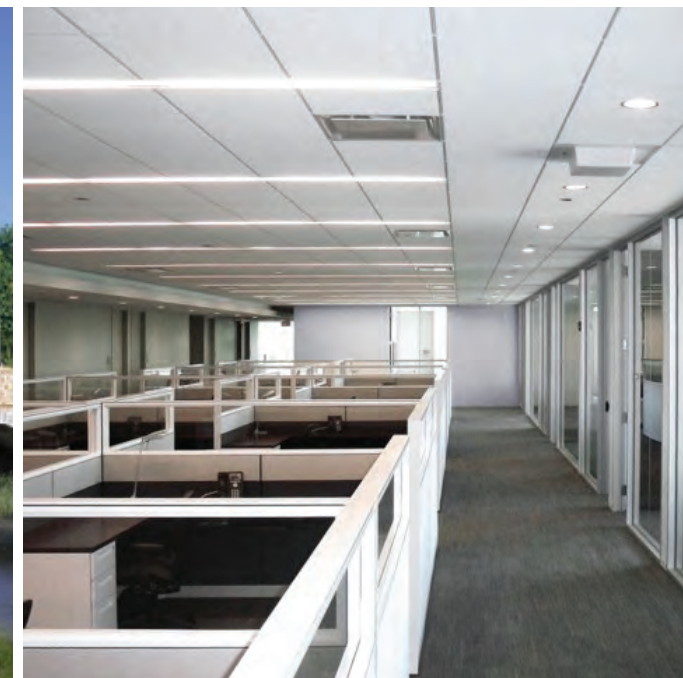
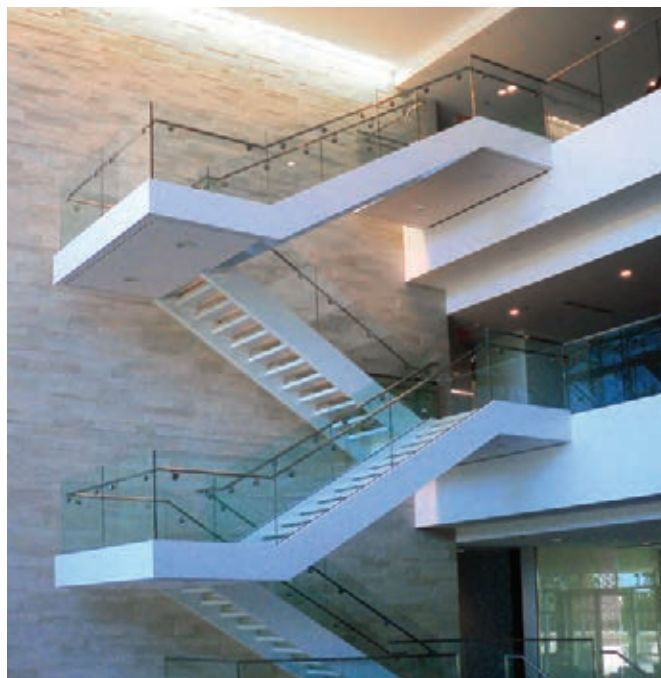
CONFIDENTIAL CLIENT



WESPATH BENEFITS & INVESTMENTS HEADQUARTERS

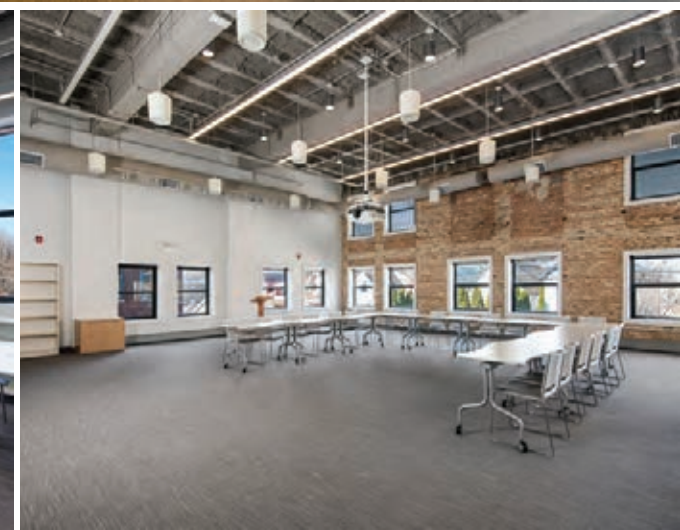
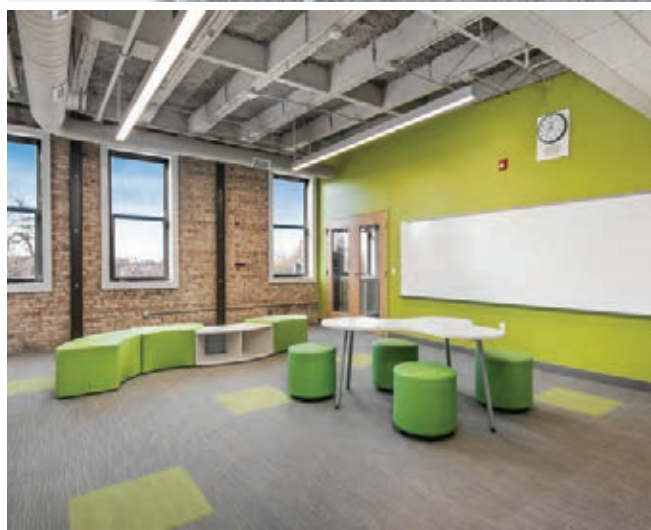
GLENVIEW, ILLINOIS

 TRANSWESTERN



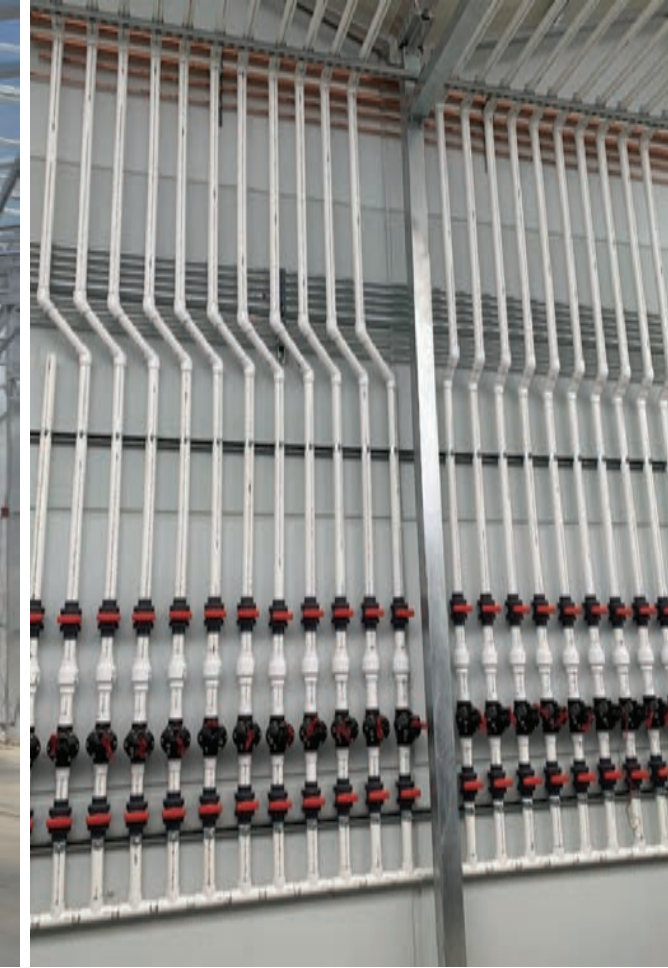
CHICAGO JEWISH DAY SCHOOL

CHICAGO, ILLINOIS



AGRICULTURAL PROCESSING FACILITIES

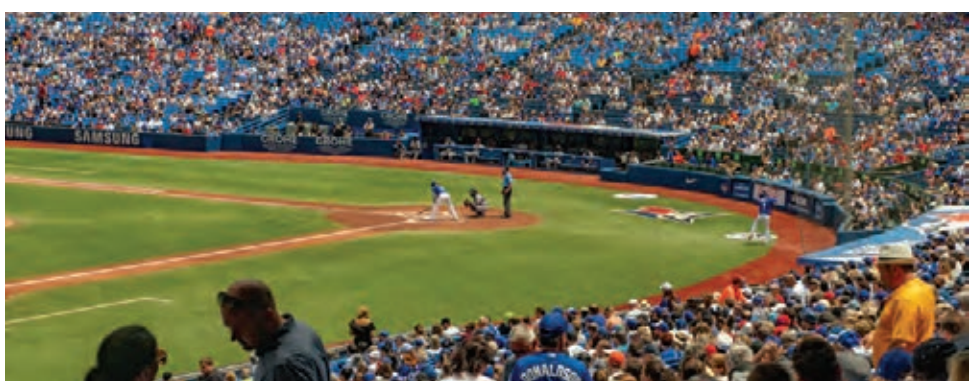
CONFIDENTIAL CLIENT



ROGERS CENTRE

(ORIGINALLY SKYDOME)

TORONTO, ONTARIO
CANADA



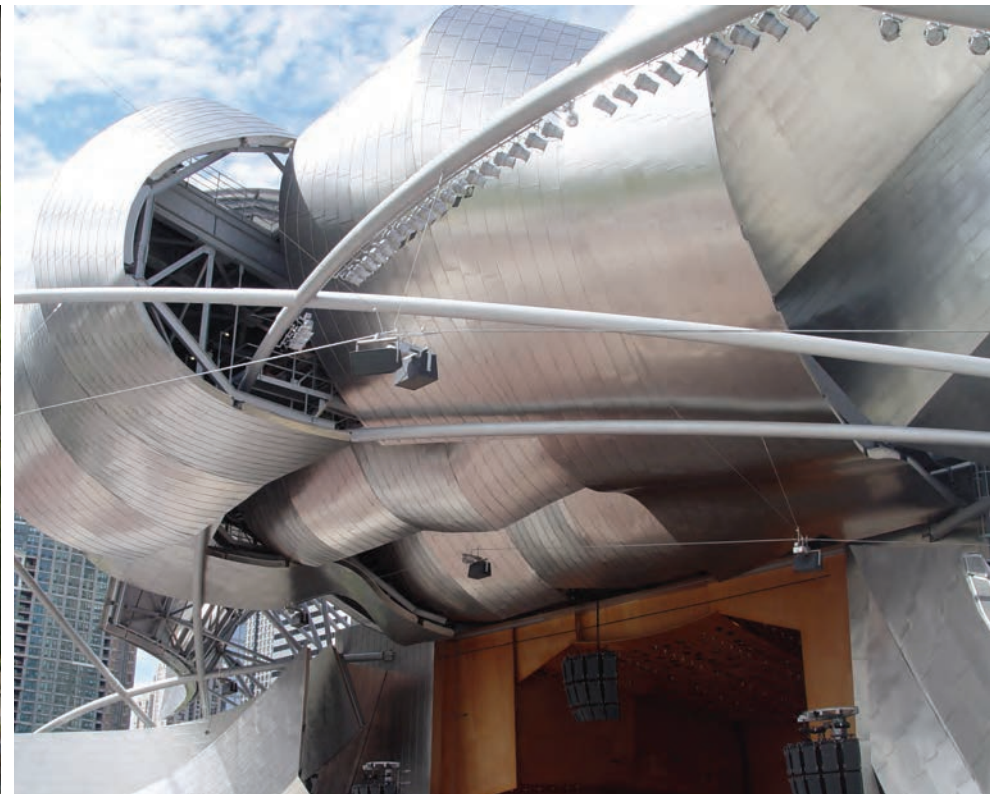
MAGGIE DALEY PARK

CHICAGO, ILLINOIS



MILLENNIUM PARK

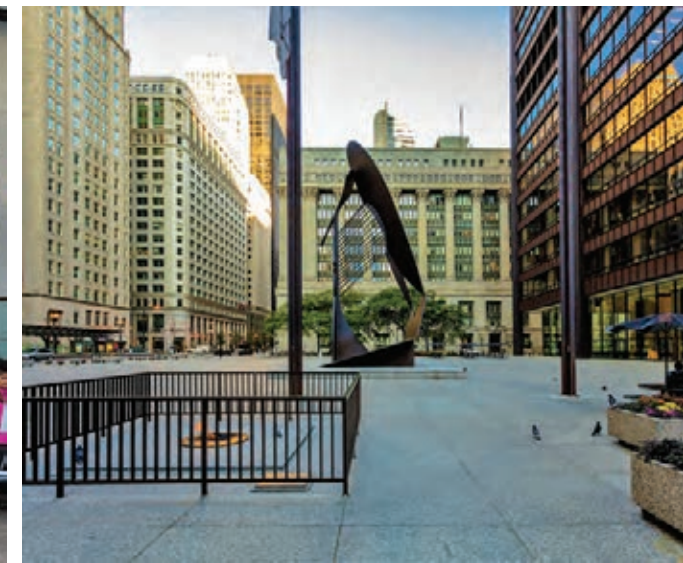
CHICAGO, ILLINOIS



RICHARD J. DALEY CENTER

CHICAGO, ILLINOIS

 TRANSWESTERN



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CALL ON US TO

SUPPORT YOUR CLIENTS
AND PROJECTS

HELP YOU PITCH
AND PRESENT

INTRODUCE YOU TO
OUR NETWORK

ANSWER ANY
QUESTIONS!