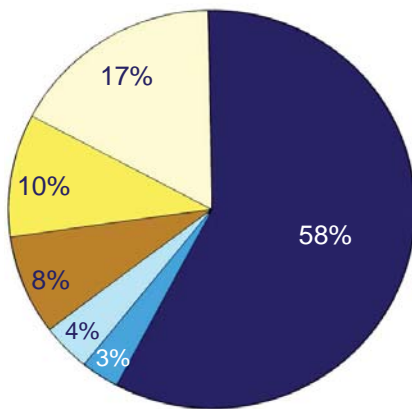


Full-Service Project Management

Endeavor Corporate Services

At Endeavor, we put an emphasis on the term full-service. Whatever your specific real estate needs, we can support you by providing superior service and innovative solutions for your project.

Typical Project Budget
Capital Expenses



- Construction Labor & Materials
- Moving Expense
- Project Management
- Architect / Engineer
- MIS, Telecom, Cabling
- Furniture & Workstations

Our project management services ensure that your relocation or expansion is handled in the most timely and cost effective manner possible. At every stage of the project, from Evaluation to Design, from Build through Move Coordination, Endeavor Real Estate Project Management Services provides Austin's only complete end to end scope of service. We assist companies that may not have a dedicated facilities specialist, staff with relative experience or employee bandwidth to devote to expansion or relocation projects.

Experienced professionals adopt best-in-class practices to orchestrate a seamless real estate experience. Our team leads have extensive experience in the operations divisions of high-tech and commercial real estate companies. Combined, their strong market expertise, extensive transaction and relocation experience, and long-established contacts in the real estate communities enable Endeavor to optimize value for your project. Their goal is to become an extension of your company and put your needs first.

Relocate with confidence. Know that your new corporate space will be customized to your needs, built on time and within budget. Our goal is to provide "one-stop shopping" for all your needs. We will help you with furniture tear down, liquidation and procurement of assets, and implementation of data cabling and network infrastructure in your new space. Rest assured that our dedicated team will ensure your resources are moved with the highest degree of professionalism.

Leverage our high-volume buying power, as we obtain the most competitive rates for you, recognized through third-party consultant fee reduction and negotiated competitive bids. Benefit from our ability to create an environment of cooperation so we can negotiate the best contract for you. As a trusted partner, our goal is to effortlessly translate vision to reality, from project conception to project closeout. Our involvement early in the process will mean cost savings at the onset.

Every detail of your project is tailored to suit your needs

Our personalized services include these and many more:

Project Objectives

- Assemble team of design professionals
- Commence cost savings efforts by negotiating/ bidding consultant fees
- Identify project deliverables
- Create project schedule

Programming

- Tour proposed buildings/ sites with Client
- Review and comment on lease work letter
- Prepare detailed project budget
- Coordinate with Clients and or Broker (if any) to maximize market leverage

Planning & Design

- Project Design Management - Architects, Engineers, Equipment, Furniture, Fixtures
- Development to corporate space and culture needs
- Multiple qualified contractor bidding process
- Project build out contract negotiation
- Permits and Entitlements

Construction

- Systemized Client Reporting
- Monitor project schedule and budget
- Review design plans and construction documentation
- Financial project management including tracking and AP controls
- Job site meetings and quality control

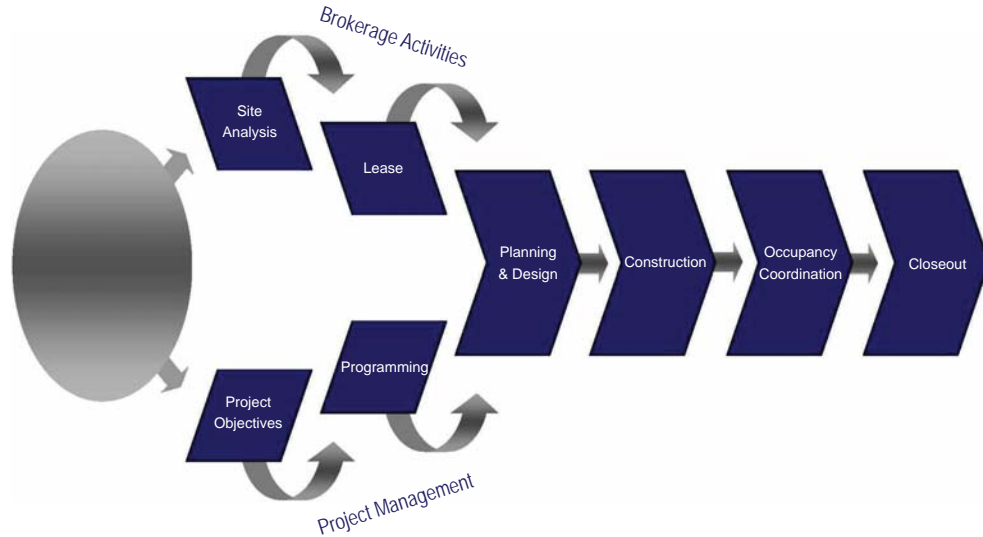
Occupancy Coordination

- Establish move criteria with Client
- Develop a move sequence that depicts scheduling during the move
- Develop a move action plan describing/ scheduling critical activities
- Provide onsite move management pre-move, during the move and post-move
- Certificate of Occupancy
- Completion of final punch list

Close Out

- Completion for final punch list
- Collection of warranty's and user manuals
- Coordinate activities of third party vendors

The Integrated Project Management Process



Capital Expense Savings

	Savings Range	Typical Savings Initiatives
CONSTRUCTION LABOR & MATERIALS	10-15%	<ul style="list-style-type: none"> • Contract consolidations and renegotiations • Leverage Endeavor's scale with preferred contractors
FURNITURE & WORKSTATIONS	10-20%	<ul style="list-style-type: none"> • Uniform purchasing policies • Implement best practices and furniture/workstations standards • Leverage scale/volume purchasing
MIS, TELECOM & CABLING	5-10%	<ul style="list-style-type: none"> • Leverage technology to enhance coordination with MIS depts. • Implement vendor management practices
MOVING EXPENSE	5-15%	<ul style="list-style-type: none"> • Evaluating and redefining space standards can reduce costs • Process re-engineering • Leverage economics with preferred contractors
ARCHITECTURE & ENGINEERING	10-30%	<ul style="list-style-type: none"> • Standardized service delivery • Perform basic planning tasks with Endeavor resources
PROJECT MANAGEMENT	5-10%	<ul style="list-style-type: none"> • Reduce travel by utilizing Endeavor's project mgmt network • Variable and flexible staffing

Satisfied Clients Available for Referral