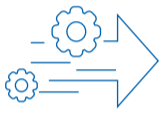




INTEGRATED TECHNICAL PORTFOLIO CONSULTING

Utilise the potential of standardisation in large scale RE portfolios

Success Factors



Clear process with a lean organisation



Comprehensive guidance for projects



Modular corporate architecture, with standardised room-types



Practical toolbox for project teams to efficiently implement corporate requirements



Global support with technical competency partners and a straight forward help-desk

Successful projects start with the right global RE strategy

If the initial basis and design input is weak, the project implementation will not reach its full potential. Given the complexity of global organisations and the individual challenges of real estate projects, a clear process, practical guidelines, standardised blueprints and a toolbox can boost efficiency and outcome from the start.

Challenges need to be mastered from the beginning: dealing with completely different project types, ranging from a small multi-tenant space in an emerging market to renting a single tenant building in the home market. Assuring that requirements from different corporate stakeholders (e.g., IT, corporate security, insurance, sustainability) are thoroughly considered in each project, even under tight project implementation timelines.

New topics create new requirements and offer potentials if implemented well on a global scale for a portfolio.

CLASSICAL DISCIPLINES

Architecture | Structure | Mechanical & Plumbing | Electrical | Fire Engineering

NEW TOPICS

BREEAM, WELL and Fitwel | Operations Manuals | Indoor Environmental Quality
Sustainability and Smart Materials | Smart Building | Accessibility | Smart Mobility

GUIDELINES BY OTHERS

Security | Insurance | Facility Management

**FUTUREPROOF
GUIDELINE
DOCUMENTATION**

Global corporate tenants benefit from a huge potential of standardisation and scalability through the entire portfolio:

- > Global technical quality standard across all projects around the globe
- > Corporate strategies and targets (e.g., zero carbon commitments) are integrated and implemented deeply into project levels
- > Insurance requirements are fulfilled in each project
- > Time savings in projects, through clear technical guidance, and answers on common questions
- > Cost savings through pre-qualified solution which avoid excessive overengineering (e.g., IT cooling)
- > Crucial requirements and issues are identified during the TDD with the help of checklists to select the best site, and support the lease negotiations, and avoid surprises during project implementation
- > Clear benchmark for projects teams to conduct design reviews
- > Project guideline documentation provides the tender specification for the design team and contractors
- > "Room Type Book" provides information on important space performance criteria and helps to track and capture requirements during clarifications in the project. After construction it is a summary of space performance for the facility management.

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Drees & Sommer is your innovative partner for consulting, planning, construction and operation. The leading European consulting, planning and project management enterprise has supported private and public clients and investors for over 50 years in all aspects of real estate and infrastructure – both analogue and digital. Through future-oriented consulting, the enterprise can offer solutions for successful buildings, profitable real estate portfolios, people-oriented working environments, and visionary mobility concepts. All the services provided by the partner-run company take into consideration both economic and ecological concerns. Drees & Sommer calls this holistic approach *the blue way*.