




# Industrial Facilities

Achieve your performance, productivity and sustainability goals

**Colliers**

Project  
Leaders





Budget constraints, limited resources and equipment procurement are common barriers to success in industrial capital projects. Ensuring your new or renovated facility can effectively support daily operations while also meeting aggressive business objectives, is the ultimate goal.

To understand the viability of various design and construction options, as well as the impact of equipment integration on your project costs and timeline, it pays to get expert advice early on in your project. With advisory and project management expertise, your financial and operational goals will be top-of-mind throughout all phases of the project lifecycle.



## Streamline your project with advisory and project management expertise

By conducting a thorough analysis of the design and construction approach employed in your project, we can provide a comprehensive and integrated perspective on the materials, design and construction costs involved. You will gain greater visibility, and the flexibility to make timely and well-informed decisions, through continuous proactive cost analysis that will also help alleviate risks throughout your project lifecycle.

We are committed to helping you meet your cost and schedule deadlines without compromising quality or safety. We can identify opportunities to fast-track your project while providing comprehensive support on and off site. Our team will guide you through every stage of the project, ensuring you have the resources and expertise you need to succeed.

Our advisory and pre-construction services include:

- Conducting constructability analysis to identify potential roadblocks and optimize your project timelines
- Developing options analysis and business cases
- Navigating regulatory frameworks for approvals
- Analyzing budget allocations and project estimates
- Setting budget benchmarks throughout design and construction
- Reviewing designs to provide certainty that they meet long-term deliverables
- Conducting property inspections and producing inspection reports with high-level recommendations
- Performing bid document reviews
- Identifying, quantifying and analyzing corporate and project risks using an appropriate risk management framework
- Generating strategies to mitigate supply chain risks

When it comes to delivering your facility, our comprehensive project management tools and processes reduce risk and bring certainty during construction by:

- Establishing, managing and overseeing project goals and deadlines
- Managing project scope, schedule, risks and budget
- Reviewing site assessments and reporting on project progress
- Helping procure specialty consultants and contractors
- Identifying key decision-makers and establishing a stakeholder engagement process early on to help align objectives and priorities and reduce delays
- Setting up an appropriate governance model, so all stakeholders understand their roles and responsibilities
- Developing a clear, comprehensive communications plan
- Organizing ongoing equipment training for local operators, where needed
- Creating policies and procedures for sustaining facility maintenance





## Seamless equipment integration

Ensuring you have the specialized equipment, and the right space to accommodate that equipment, is critical to your business operations. From adequate lighting and power to working around obstructive walls or columns; without proactive planning unexpected hiccups can arise.

By considering equipment integration challenges from the outset of your project and proactively identifying design, construction and operational requirements, you can avoid unforeseen costs and schedule delays. Our equipment integration team can help you:

- Integrate new industrial processes within existing buildings, keeping building constraints and limitations in mind
- Identify base building components that may require modification
- Develop modular, future-proof building conversions
- Review construction logistics and material handling equipment documentation
- Develop procurement contracts to incorporate integration requirements at the beginning of your project
- Create a change management process that addresses technical and financial considerations
- Review the installation schedule and identify key coordination milestones
- Coordinate execution of works between base building contractor and equipment installer(s)
- Facilitate the testing and commissioning of equipment
- Help prepare equipment performance evaluations and measurable success metrics
- Ensure operational readiness




# Reach your sustainability goals

Like many project owners, your climate change concerns continue to grow, making energy and carbon footprint reductions a key part of your planning strategy. Portfolio assessments, energy audits, deep retrofits, fuel-switching and building commissioning\* can help achieve lower greenhouse gas emissions and save operation costs.

We are committed to helping you achieve your environmental goals, including your pursuit of green building certifications, by leveraging innovative tools and methods for sustainable design and operations, for existing and new facilities.

*\*Partnership services*



“For 17 years, [Colliers Project Leaders] has served Canada Post Corporation as a trusted advisor, providing expert leadership for the delivery of literally hundreds of projects across Canada. These are complex, highly technical projects with unique requirements. The success of these projects reflects [Colliers Project Leaders’] understanding of and ability to service, Canada Post’s business needs.”

— Mike Bryson,  
Retired Director of Real Estate,  
Canada Post Corporation

# National presence, local focus

**30+**

offices across  
Canada

**ISO**

9001:2015

**250+**

PMP-accredited staff

**99%**

on-time project delivery

**17,000+**

public- and private-  
sector projects

**1**

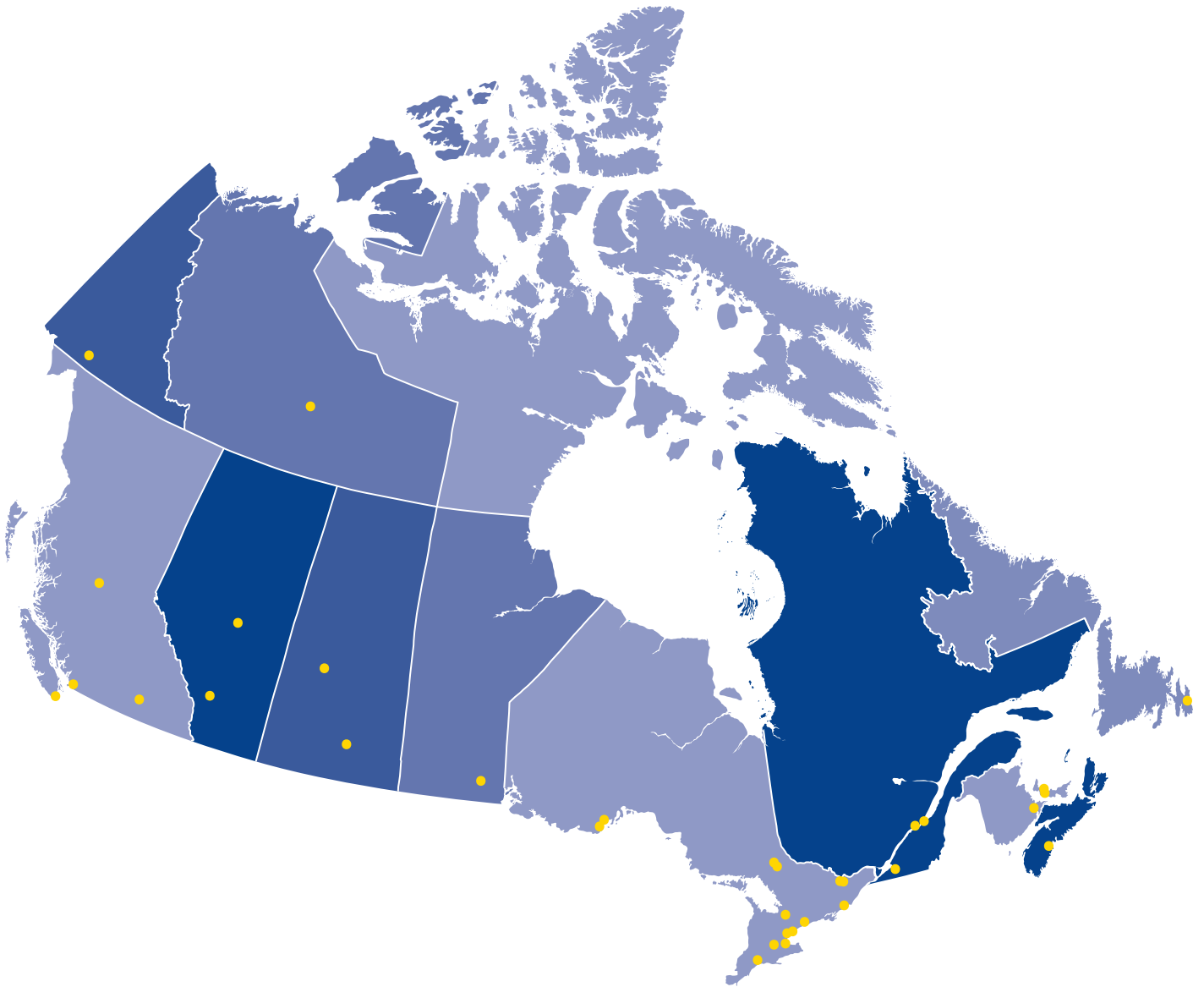
local point of contact and a  
network of specialists for support

**30+**

years experience

**75**

Net Promoter  
Score





# Our full service offering

Get it Right Solution™

**Get it Right  
Solution™**

Get it ready

Get it built

Get it performing

## Get it ready

### Enterprise program management

- Program/project management office (PMO) reviews, development and support
- Program/project governance and oversight
- Program/project management best practices, process mapping training and tools
- Project portfolio assessment management

### Strategic portfolio intelligence

- Investment, feasibility and accommodation analysis
- Due diligence and needs assessment
- Business case preparation and development
- Portfolio optimization and revitalization planning

## Get it built

### Comprehensive project management

- Project oversight and monitoring
- Integration, scope, schedule, cost, quality, resources, communications, risk, procurement management and stakeholder engagement
- Sustainability objectives

### Colliers Bid Document Review™

### Constructability analysis

### Design review

### Dispute and claims resolution

### Contracting and procurement advice and support

- Contracting and procurement options analysis
- Client bid procurement support and evaluation
- RFP development and implementation

### Furniture, fixtures and equipment planning

### Operational readiness, transition planning and efficiency assessments

## Get it performing

### Asset management

- Acquisition, investment and disposal strategies for real property assets
- Operational effectiveness
- Value, efficiency and cost optimization

### Critical building systems review

### Performance audits and reviews

- Compliance and improvement strategies
- Independent project reviews and health checks

### Post-occupancy program

### Warranty period oversight



[colliersprojectleaders.com](http://colliersprojectleaders.com)