



inVentiv Health New Office

Shanghai

inVentiv Health are a multinational company involved in the approval and bringing to market of new pharmaceutical and healthcare products. Savills were engaged to manage the fast track delivery of their first office to be established in Shanghai. A high level of oversight during the design and procurement phase of the project was required by Savills in order to drive the project towards the target project completion date. Savills proactively identified opportunities to save time and money on the project without compromising the quality of the finished product or adding additional project risk.

Project Value: 1.5M RMB

Completion Date: 2011

Client: inVentiv Health (Shanghai) Co., Ltd

Project Role: Project Manager

Project complexities

- Extremely fast track delivery
- No local Client point of contact based in Shanghai for the entire duration of the project
- Payment and authority approval issues had to be overcome as a result of the Client company being an offshore parent company entity

Benefits Delivered

- Successfully delivered the project within the required completion timeframe
- Fast track delivery without compromising on quality of finish
- Design management recommendations effectively increased the efficiency of the space by allowing additional staff and enclosed offices to be included in a more efficient layout design
- Savills provided effective on the ground management of the project from inception right through to completion and handover

"I also wanted to say a big thank you for exceeding expectations...your team were wonderful"

**- Anna Sommers
Senior Manager – Projects
inVentiv Health, Inc**

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Medtronic Regional Requirement

China

Medtronic is a global leader in the design, manufacture and sale of medical devices and technologies. Medtronic have extensive property interests around the globe consisting of corporate offices, sales offices, R&D and other specialist facilities. Together with our corporate partner Cresa Partners in the U.S., Savills has been engaged as transaction manager to assist Medtronic in the efficient and effective management of its vast property portfolio. Savills also provide Project Management support for Medtronic. Initially retained on a project by project basis, Savills relationship has been extended and Savills are now retained as their preferred supplier providing Project Management assistance for all new property requirements in China. The dovetailing of transaction services with our Project Management capabilities has been of great value to our Client in ensuring that they have comprehensive information on which to base their transaction decision making and also in ensuring that the Clients uniform quality standards are achieved across the whole portfolio.

Project Size: Various - 375m2 - 3,500m2

Completion Date: 2012 - ongoing

Client: Medtronic

Project Role: Project Manager

Project complexities

- Close project monitoring in order to achieve strict global quality standards and corporate fit out requirements on projects which are geographically dispersed and which often involve different design and build teams
- Fast track projects with drop dead completion dates
- Relationship management at both local and regional level in order to ensure smooth project delivery
- Varied project requirements consisting R&D Centre Facilities, Local Sales Offices and Corporate Office works

Benefits Delivered

- Established project budgets achieved on all projects delivered
- Satisfaction of Client's single point of contact requirement across multiple projects
- Corporate standards and quality measures achieved on all projects

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Kailong Rei Technical Due Diligence

Nanhui

Savills Project Management Services was appointed by Kailong Rei to undertake an overview due diligence inspection of an existing industrial park site located in Nanhui as part of the company's pre-purchase evaluations of the property. The scope of the technical due diligence brief was extremely wide ranging from inspection and reporting on the installed systems and services, physical building structures, open area carparking and external structures to general condition reporting on the facility and surrounding area and amenities. A number of physical building issues and possible compliance factors were identified through the site inspections and raised in the formal reporting to Client. This information was used by Kailong Rei in their purchase negotiations with the existing owners of the facility.

Project Size: 52,394.5m²

Completion Date: 2012

Client: Kailong Rei Project Investment Consulting (Shanghai) Co., Ltd

Project Role: Technical Due Diligence

Project Complexities

- Short reporting timeline required due to purchase negotiations for the subject site being on foot
- Large scale facility combining different building structures and built area zones from standalone vacant buildings, tenanted premises, guardhouse, transformer room, fire pump room, open car park areas and green spaces

Benefits Delivered

- Technical Due Diligence report identified a number of potential building and compliance issues that were then utilised by the Client in their negotiations over the potential purchase of the asset/facility
- The formatting and layout of the Technical Due Diligence document was refined in order to meet with the specific internal governance and process requirements of the Client

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Schawk! New Photo Studio

Jinqiao, Shanghai

Savills Project Management Services were engaged by Schawk! to deliver the fit out of their new 2,000m² photo studio located in Shanghai, China.

Schawk!'s main internal stakeholders located in the U.S. commissioned Savills to provide local support and management from project inception through to delivery and handover. Our scope included conducting initial site inspections and due diligence reporting, managing the works through the design development phase to achieve the target budget, providing reviews and recommendations on preferred contractors, procurement strategies, commercial terms and contract negotiations as well as monitoring of construction progress, quality, commissioning and coordinating the rectification of project defect issues.

“You have been a trusted and invaluable partner in this build out. It has been a pleasure to work with you”

**- Chris English
Senior Project Manager
Schawk! Retail Marketing**

Project Size: 2,000m²

Completion Date: 2012

Client: Schawk! Imaging (Shanghai) Co., Ltd

Project Role: Project Manager

Project Complexities

- The project was successfully delivered to a high standard of finish quality and within the drop dead timeline dates and strict budget requirements set at the time of project commencement

Benefits Delivered

- Savills was required to provide a high level of local support to ensure that there was effective and clear communication on the project
- Project delivered within tight budget constraints with minimal variations
- Coordination with multiple stakeholders to ensure compliance with design requirements of this specialized photo studio facility
- Project planning and programming tightly controlled to meet dropdead timeline dates set by the Client

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PharmaNet /i3 New Office

Shanghai

PharmaNet/i3 is a leading provider of global product development services to pharmaceutical, biotechnology, genetic drug, and medical device companies. PharmaNet/i3 commissioned Savills to project manage the entire delivery of the build out from assisting in the design tendering and finalisation of construction costs and contract negotiations with the head contractor, IT vendor, and systems furniture provider through to programming, monitoring construction, supervising commissioning and handover of the fit out as a turn key solution. Through Savills hands on and proactive project delivery, Savills was able to deliver substantial savings on the project and achieve the strict budget parameters established by the Client's head office.

Project Size: 374m²

Completion Date: 2012

Client: PharmaNet/i3

Project Role: Project Manager

Project complexities

- Strict budget controls and project preapprovals process meant that project costs had to be tightly managed
- Delays in lease negotiation and finalization meant that Savills had to carefully manage program and key stakeholders engaged on the project to avoid risks of additional project costs being added through delay

Benefits Delivered

- Negotiated outcomes with suppliers and key vendors engaged on the project delivered significant bottom line cost savings for the Client on this project
- Central management of contract administration process allowed for easy management of payment claims and accurate cost control for Client's key project stakeholders located offshore in the US

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