

# FAST-TRACKED FACILITY RELOCATION DELIVERING ON-TIME OPERATIONS AND \$2MM+ IN COST SAVINGS

## ABOUT THE CLIENT

A global, Fortune 500 parcel / logistics provider required expert project management and construction administration to meet strict operational deadlines and customer service commitments.



## SERVICES

Construction Administration /  
Owner's Representative  
Project Management

## HIGHLIGHTS

- Managed construction-phase relocation of distribution facility within compressed timeline
- Oversaw every detail of transition process, from stakeholder management and design reviews to detailed construction documentation
- Delivered on schedule facility transition and over \$2MM in cost savings

## PROBLEM TO SOLVE

With the lease on its existing distribution facility nearing expiration and no option for extension, the client faced a high-risk relocation with zero tolerance for delay. The entire packaging distribution operation needed to be moved, constructed, commissioned, and fully operational within an aggressive timeline, failure to do so would result in significant financial and service-level impacts.

## APPROACH & SOLUTION

EAD served as the client's third-party construction administration and project management consultant, acting as the owner's representative throughout the relocation. Working closely with the client's internal property management team, EAD assumed responsibility for schedule control, contractor coordination, and construction-phase execution. Key responsibilities included:

- Coordinating multiple subcontractors and international equipment suppliers to improve predictability of lead times
- Developing and managing a comprehensive master schedule to align construction, equipment installation, and operational readiness
- Reviewing construction pay applications and schedule of values to support accurate GMP execution
- Conducting design reviews to ensure constructability, code compliance, and operational requirements were met
- Managing contract negotiations and construction documentation to keep decisions moving at pace
- EAD proactively addressed issues in real time, minimizing risk and maintaining momentum throughout the project lifecycle.

## RESULT & BENEFIT

EAD ensured our client's facility transition process was seamless from start to finish. From the contract negotiations to final occupancy, we helped lead every aspect of our client's construction-phase relocation. Serving as their trusted advisor, we ensured that our client met their tight deadline, not only positioning them for future business growth in a fully operational and code-compliant facility but delivering over \$2MM in cost savings.

*"EAD's project manager worked late into the evening, navigating legal reviews and contractor negotiations to finalize the GMP and protect our aggressive operational date. Without EAD's efforts, the project schedule would have slipped, creating a significant financial burden."*

- Client Project Manager

