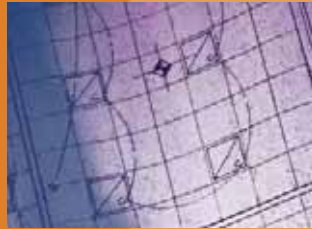


Project Management CAPABILITIES

NEW ENGLAND



SERVICES OVERVIEW

Our Project Management services have been developed to meet our clients' growing need for knowledgeable, experienced leaders who can assist them in making informed decisions; accurately predict project costs and schedule; and successfully manage the design, construction, and relocation process.

Our team consists of highly skilled, senior project managers with backgrounds in real estate development, architecture, interior design, engineering, planning, construction, and contract negotiations.

Our core mission is to add value for our clients at every step in the process. From planning through design and construction, to the seamless completion of the move, our team will help you achieve your goals and save you time, money, and headaches.

- **Save you time.** We act as an extension of your staff to coordinate every aspect of the project, synthesizing your needs into a well-planned, well-executed project. We act as filters so that your staff's input and approval is only solicited when needed, allowing them to focus on their primary task---running your business.
- **Save you money.** Our professionals are expert in value engineering, assuring that your design goals are achieved in the most

cost-effective manner. You also benefit from our national purchasing discounts on furniture, equipment, carpet, and other high-cost components. With this ability, our team typically saves our clients between 10-15% of total project costs.

- **Save you headaches.** With our involvement, architects, contractors, and furniture vendors will make your project a top priority, since they know that a long-term relationship with CBRE is "on the line." In addition to their preferred pricing, we will deliver their best people and their best performance.

We have no competing agendas or interest other than to ensure that your needs and requirements are defined and delivered, on-time and on-budget - with no excuses, no exceptions.

PROJECT MANAGEMENT SERVICES

- Strategic Planning
- Due Diligence
- Lease Analysis
- Project Team Selection
- Design Coordination
- Furniture Procurement
- Bidding and Contracting
- Construction Administration
- Move Management
- Post Occupancy Analysis



ABOUT CB RICHARD ELLIS

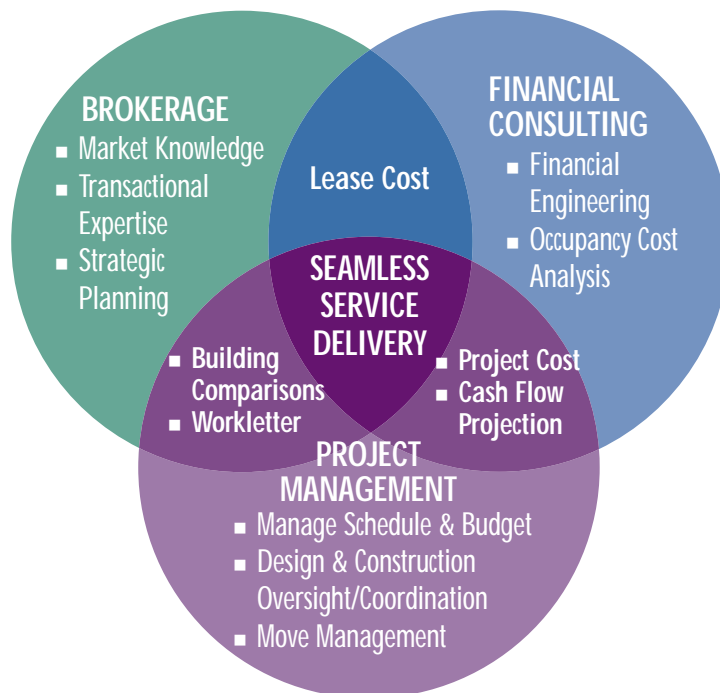
With 17,000 employees in more than 300 offices across 50 countries, we offer the broadest scope of services, scaled to meet any demand with the reach to penetrate most any market. We succeed by completing more transactions each year than any other firm, using our resources, adaptability and unrivaled market knowledge to advise our clients about better market opportunities.

The roots of CB Richard Ellis extend more than 200 years. Throughout the centuries, we have constantly re-examined and improved our business approach. It is this flexibility that enabled our firm to evolve into the first real estate services firm with a platform to delivery integrated services--through one commonly owned, commonly managed company across

the world's major business capitals. Yet, one fundamental has always remained the same--CB Richard Ellis' client-centric approach. We exist to help our clients achieve their goals.

Headquartered in California, CB Richard Ellis has 375 professionals in New England. CB Richard Ellis provides a variety of service lines: brokerage, real estate consulting, corporate services, debt and equity financing, property management, and project management.

Our project management team is a national network of project delivery specialists, whose skills and knowledge can be tapped at a moment's notice to meet any project need.



New England

PROJECT MANAGEMENT CLIENTS

Our team has successfully managed commercial, industrial, and retail projects for numerous New England clients including some of the region's most prominent tenants, landlords, and developers. Our clients include:

A Better Chance

Adler Pollock & Sheehan

American Nuclear Insurers

Ayer Animal Medical Center

BEA Systems

Big Brothers of Massachusetts Bay

Boston Business Journal

Cambridge Health Alliance

Century Capital Management

Community Health Network

ConnectiCare, Inc.

Connecticut Health Foundation

Day Berry & Howard

Dionne & Gass LLP

Endeca

eScription

Fidelity Real Estate Company

Fireman's Fund Insurance Company

Fred C. Church Insurance

Fresenius Medical Care North America

GE Healthcare Financial Services

Hudson Highland

Intrinsic Therapeutics

Keyspan

Mac Gray

Management Science for Health

Mass High Tech

Maxxim Medical

Millipore

Moors & Cabot

NCR

NCS Pearson

Networked Information Systems

New Century Mortgage

Newton Dental Associates

Oxford Instruments

PA Consulting

Pearl Meyer & Partners

Proficiency

Qwest

Rocket Software

Seniorlink

Target Software

TIAA

UNICCO Service Company

Unicom, Inc.

Wall, USA

Walton Street Capital

Waste Management

Watson Wyatt & Company



New England

PROJECT MANAGEMENT CONTACTS



REGIONAL CONTACT

Sean Beausoleil
Managing Director, Project Management
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U.S. MANAGING DIRECTOR

Pete Heald
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PROJECT MANAGEMENT – 6 STEPS

Our project management process can be rolled up into six primary steps. CBRE can tailor these services to add value at any or all phases of your project.

The following pages detail the activities within each of these six stages and provide “real life” examples of how our team adds value to your project in terms of **saving you time, headaches, and up to 15% of total project costs.**

1 STRATEGIC PLANNING/ PROGRAM DEVELOPMENT

- Visioning and Branding
- Client Interviews
- Architect RFP and Selection
- Employee Demographics
- Physical Requirements
- Growth and Flexibility
- Space Programming
- Workflow Analysis
- Adjacency Evaluations
- Technology Needs
- Operational Opportunities
- Conceptual Budget and Schedule
- Programming Reports

HOW WE ADD VALUE

- Efficient space planning that can reduce your space needs
- Our long-term relationships with architectural firms affords our clients lower fees and better service
- Our experience in programming can improve your operational efficiency
- We can plan flexibility into your real estate solution to accommodate growth (or contraction)

2 SITE SEARCH/LEASE ANALYSIS

- Site/Building Systems Evaluations
- Due Diligence
- Test Fit Plans
- Efficiency Evaluations
- Building Selection Criteria Matrix
- Lease Abstract/Letter of Intent Reviews
- Workletter Reviews and TI Allowance Negotiation
- Analysis of Building Services
- General Contractor RFP and Selection
- Pricing of Test Fit Plans

HOW WE ADD VALUE

- Our familiarity with area buildings streamlines the site selection process and steers you away from “problem buildings”
- Review of leases, workletters and building services to get you the best deal in the market
- Our knowledge of building deficiencies is used to leverage better deals from landlords
- Our relationships with contractors and their subs delivers lower pricing, secures their preferred staff and ensures reliable performance
- Raising contractor “comfort levels” with a project eliminates padded prices
- Real life pricing at all stages to avoid surprises

PROJECT MANAGEMENT – 6 STEPS

3 DESIGN COORDINATION

- Oversight of Architects and Engineers
- Coordination of IT and A/V Requirements
- Development of Furniture Mock-ups
- Integration with Base Building Infrastructure
- Oversight of Pricing Plans
- Submittal of Permit Plans
- Code Evaluations
- Value Engineering at all Stages
- Progress Budgets and Schedules
- Coordination and Review of Final Construction Documents

HOW WE ADD VALUE

- Early stage value engineering to avoid wasting savings on re-design fees
- Verification of existing building conditions to avoid surprises
- Careful review and integration of documents to assure no gaps or overlaps in bidding process



4 CONSTRUCTION MANAGEMENT

- Bid Evaluations
- Final Contracting
- Managing RFIs, Changes and Addenda
- Tracking Permit Status/Expediting
- Submittal Review
- Coordinate/intergrate Furniture, Equipment and Technology
- Monitor Construction Progress
- Manage Project Cash Flows
- Conduct Final Inspections
- Oversee Punch Lists
- Review Closing Documents

HOW WE ADD VALUE

- Careful management of every dollar spent
- Assuring Landlord costs are not passed on to Tenant
- Addressing issues before they cause costs and delays
- Expediting the project: pre-ordering long lead items, phased submittal for permits
- Thorough punch list/warranty process assures you get what you paid for

PROJECT MANAGEMENT – 6 STEPS

5 FURNITURE PROCUREMENT

- Identification of Furniture to be Relocated
- Selection of Short Listed Dealers/Manufacturers
- Design and Specifications
- Mock-ups and Showroom Tours
- Dealer/Manufacturer RFP and Selection
- Coordination of with Architectural Plans
- Integration of Electrical and IT Requirements
- Coordination of Furniture Move/Installation and Final Electrical and IT Connections

HOW WE ADD VALUE

- Our National Buying Program gets you a better deal and better service
- Our relationships with local vendors can provide furniture mock-ups at no cost
- Our working knowledge of most furniture systems benefits you with lessons learned from other projects.



6 MOVE MANAGEMENT

- Moving Company RFP and Selection
- Evaluation of Proposals
- Pre-Move Planning
- Furniture and Equipment Inventories
- Move Logistics Planning
- Commissioning of Cabling, Telecom, Security, Furniture
- Newsletters and Checklists for Staff
- Post-Occupancy Analysis
- Operation and Maintenance Manuals
- Warrantees
- Lessons Learned
- Post-Move Surveys

HOW WE ADD VALUE

- Careful move planning is the key to "zero downtime"
- Integration of movers and IT staff to assure all systems are "on-line" Monday morning
- Our relationships with move vendors offers preferred pricing and premier service

PROFESSIONAL PROFILE

SEAN B. BEAUSOLEIL

Managing Director



PROFESSIONAL EXPERIENCE

Mr. Beausoleil joined CB Richard Ellis in 1999 and is currently Managing Director of Project Management for CB Richard Ellis/New England.

Prior to joining CB Richard Ellis, he served as Vice President and Account Manager for the Watson Wyatt & Company project management account at Equis. Additionally, Mr. Beausoleil worked as a Project Manager at Hardin Construction Group (1994-1996) and Winter Construction Company (1988-1994).

SIGNIFICANT ASSIGNMENTS

MAJOR TENANTS	SF
Fresenius Medical Care North America	205,000
Arthur Andersen	160,000
Watson Wyatt & Company (Washington, DC)	88,000
Watson Wyatt & Company (Bethesda, MD)	87,000
WorldSpace Management Corporation	86,000
PA Consulting Group	50,000

ACHIEVEMENTS

Since joining CB Richard Ellis, Sean has established and lead the New England Project Management Group through more than 1,000,000 square feet of successful projects, including establishing an ongoing project management relationship with Fidelity Corporate Real Estate, providing oversight and consultation for up to five full-time, on-site project managers at three sites. While at Equis, he served as account manager for the Watson Wyatt & Company project management account, managing 7 buildouts across the United States and Canada and tenant representative/advisor to Arthur Andersen and WorldSpace Management Corp.

While at Hardin, Sean served as Account Manager for the IBM account, directing the successful delivery of over 200,000 SF of space for various IBM user groups in the Atlanta area. Sean also managed the ground up construction of a 400,000 SF parking garage for Homart Development at the North Point Mall in Atlanta.

EDUCATION

- Massachusetts Institute of Technology, B.S. Civil Engineering
- Emory Business School, M.B.A.