



excleration
project management

exceleration

project management

Exceleration Project Management's goal is optimize project team performance by engaging higher levels of involvement from each team member and continuously overseeing coordination. Increased team effectiveness results in lowered project costs and enhanced quality.

Exceleration brings an owner's perspective to project management. By asking the right questions and continuously focusing on the ownership's key project goals, Exceleration adds value from project inception to completion.

Exceleration lowers the risk of cost over runs by reviewing drawings for completeness and constructability. If the project is built properly on paper first, the risk of runaway change orders during the construction phase is minimized.

services offered:

Contract Negotiation

- Evaluation and selection of Architect / Interior Designer / Engineers, Consultants, Etc.
- Evaluation and selection of General Contractor, Major Subs and Specialty Contractors
- Review proposed Landlord and or Developer Agreement
- Review & Negotiation of Tenant Work Letter
- Negotiate all project contracts on behalf of client
- Coordinate conceptual pricing from contractors to develop project budget
- Analyze bids from General Contractor(s) and Subs to recommend selections
- Negotiate Furniture vendor discounts, including on going multi-year price guarantees
- Negotiate Furniture system lead time, delivery, other guarantees, terms and conditions

Contract Control

- Review, approve, process, negotiate, track, forecast, update and report on all costs.

Total Project Budgeting

- Produce model budget and/or Project Pro Forma that is as all inclusive as possible. This includes many categories not normally anticipated which impact project budgets.

Client Decision Support

- Establish goals, evaluate alternatives, analyze options, make recommendations.

Construction Management

- Manage construction as owner's representative at regular on site construction meetings, monitoring schedule progress, including contractor's and consultant's responsiveness, schedule phasing, long lead ordering, city relations, delay catch-up, and punch list.

Relocation Coordination

- Identify client move requirements and provide full move coordination as required.

Project Team Communication

- Conduct project meetings, client updates, review all Plan Check comments and RFI's.

Special Projects/Services

- Exceleration's services are tailored to your unique project needs.

What are clients saying?



Richard Lundquist

President, Continental Development Corporation

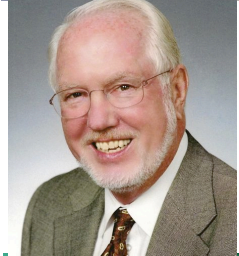
Joe Peterson has guided dozens of projects for Continental Development Corporation, for over a decade. Joe's project management expertise along with his design skills are major reasons why we call upon his services for complex projects such as restaurant interiors, high-end office buildouts and fitness facilities. We plan to rely on Exceleation Project Management for special projects for years to come.



Ned Fox, III

CEO, CommonWealth Partners, Center Trust, Inc.

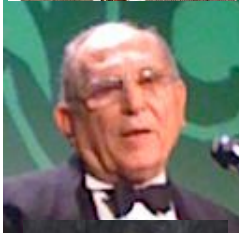
Joe Peterson was the Project Manager on Center Trust's Headquarters remodel. Joe's thoroughness, attention to detail and forethought served to provide us a top quality project within an aggressive schedule. Joe was very responsive and his level of service was outstanding. The finished product is a headquarters that reflects the company culture, is highly efficient and is appreciated by our employees, customers and investors.



Bill Tooley

CEO, Tooley Interests, LLC

Top-class project management is about seeing both the big picture and the details, and executing well on both in a timely and cost-effective manner. Joe has worked on a number of projects for our company, and has met and exceeded our expectations. Plus, it is always a pleasure working with him. You won't go wrong challenging Joe with your tough ones.



Lou Naidorf, FAIA

Dean Emeritus, Woodbury University School of Architecture

Joe Peterson guided Woodbury University through a very successful and complex expansion program. Joe was given broad responsibilities by the University on the multi-building project. All of the work was completed on time, under budget and to the complete satisfaction of the University. Joe safeguarded our interests and created cordial, collaborative team relationships. I've had direct day to day engagement with Joe for the three year project duration and recommend him highly.



André B. van Niekerk, Ph.D.

Dean School of Business, Woodbury University School of Business

Exceleation Project Management, and specifically Joe Peterson's daily, purposeful personal engagement, was the key to our new School of Business building being completed above expectations, ahead of schedule, and below budget. His attention to detail is superb and his skill in navigating the tricky waters of being both the quality as well as the financial watchdog is exemplary. I would recommend Joe for any project that needs a professional who know his business and who is respected by his Project peers, Architects, and Builders alike.



Patrick Tooley

Managing Member, Tooley Interests, LLC

Joe is a professional with deep experience in construction project management. He has worked with us on a range of projects from small tenant improvement jobs to major exterior renovations. He is organized, experienced and skillful and works with an attention to detail that is unique in today's environment.



Bob Teubner

Founder, Teubner & Brown Project Management

Precision, predictability, and quality are key to the services provided by Exceleation Project Management. Joe Peterson is a proven guide in the Project Management Profession. His projects exceed a client's expectations and he leads a well coordinated project team with clear goals and respect.

excelerate your project

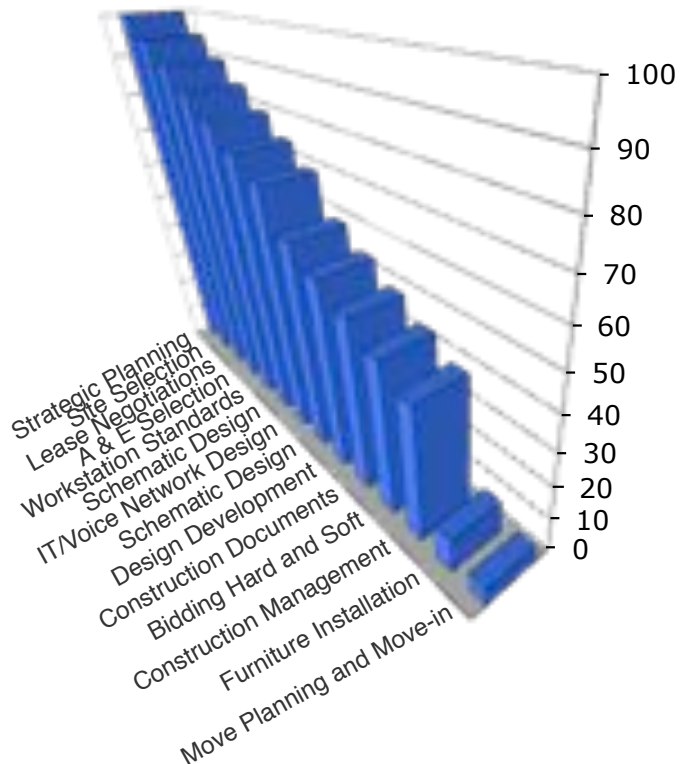
Benefits of retaining Exceleration Project Management:

1. Financial Focus - the true and Total Budget is discerned - not just construction costs.
2. Maximize Project ROI through efficiency review, cost discipline and tax impact review.
3. Maximize Project Success Potential - Minimize Risk.
4. Single Point of Communication.
5. Disciplined approach that balances priorities - spending where it makes the most sense.
6. Owner's Perspective from many years of Owner's Representation.
7. Get it Right the First Time, make sure the Right Thing gets built.
8. Oversight of efficient space plans, workstation and private office designs.
9. Quicker Move-In's.
10. Knowledge of MEP, Data Telephone, Modular Systems & their Procurement.
11. High Attention to Detail & Follow-Up.
12. Better Drawings, Less Confusion.
13. Quality Enhancement & Quality Control.
14. Hassle free - set it and forget it.
15. Good City and Private Plan Checking Entity Relationships.
16. High Signal to Noise Ratio - salient issues are identified early and managed continuously.

Risk Management

To minimize project risk, it's best to hire an experienced Project Management professional early in the project before small problems become large ones.

Potential Cost Savings
Are Greatest When the
Project Manager is
Retained Early
in the Project.



For a more extensive description of Exceleration's services and projects visit our web site (link address below).

exceleration, inc.
12476 Venice Blvd.
Los Angeles, CA 90066

cell: 310-490-7734
office: 310-397-5777
fax: 310-397-7789

info@exceleration-pm.com
www.exceleration-pm.com
efax: 310-861-5243