

Building new workplace experience

Project management
of your office fit-out

JLL Slovakia



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A photograph of a modern office interior. The ceiling is made of light-colored wooden slats. In the foreground, several white office chairs with chrome bases are arranged around a table. In the background, there are more office spaces separated by wooden slat walls. A large window provides a view of a city skyline. On the right side of the image, there is a white rectangular area containing the text.

*Achieve
Ambitions*

Why JLL

- **In house Project Managers** in our Bratislava office
- **Financial savings** (10-20% average savings obtained)
- **Extensive experience** of Project Management of office fit outs **across Slovakia**
- **Network of contacts** to complete the project on time, on budget and to the highest possible finish
- **Local market knowledge** and practices, coupled with **global standard** Project Management **procedures**

In the last 12 months

JLL Slovakia

provided project and development services in excess of

€ 35 mil.

In-house team provides professional services to clients who seek for project *value maximization, complete construction and design management of their properties.*



Space
planning



Works



Design



Furniture
management



Project
Management



Cost
Management



Move
Management



Workplace





Delivery Process



1
Initiate



2
Plan



3
Design



4
Construct



5
Close

Project initiation

- Define project goals
- Determine design team members
- Review proposals
- Prepare project master schedule
- Manage space planning by design team

Planning phase

- Outline technical terms
- Outline tenant improvement terms
- Define lease milestone dates
- Support client negotiating team

Design management

- Represent client during design process - set goals and objectives
- Manage, review designer and engineering consultants
- Prepare detailed budget

Construction phase

- Co-ordinate all vendors
- Oversee the construction works
- Receive, review and negotiate supplier's proposals
- Attend regular project meetings and maintain meeting minutes and reporting tools
- Monitor and control construction costs

Project close-out

- Manage the completion of punch list and proper contract close-out
- Manage contract close-out
- Provide the Client with a close-out documentation (As-Built Drawings, User Manuals, Guarantees, etc.)
- Pre-qualify potential moving companies



Project team

Knowledge, professionalism and 25+ years of experience

The core team has worked together on numerous schemes and has a wide range of regional experience combining a track record of serving multinational occupiers with deep local market knowledge. Strong combination of our international best practice and local network of contacts will provide you with the required services in location, building analysis and conducting negotiations.



Michal Oparty
Head of P&DS Slovakia

Michal has over 7 years of Project Managing and Real Estate Development experience. He helps the clients to effectively manage costs and protect their reputation. Michal is responsible for management services as well as budgeting and reporting, project management, tenant fit-outs, architectural and urban planning, personal contact with tenants and day to day operation of the department. His recent projects include works for Embraco, 5Star, Henkel, Ericsson, Sony, GSK, Volkswagen, AXA, Hunter, FM Logistics, Nestle, WP Carey, etc.



Ján Mikula
Senior Project Manager

Ján's responsibilities range from fit-out management, move management through cost management to due-diligence. His architectural and interior background implies in his cultivated design sensibility and critical attention to details. Ján provided full P&DS services for clients such as MSD, Ericsson, Novo Nordisk, Firstdata, Shell, Abbvie, ABB, Allen & Overy and others.



Glyn Evans MRICS
Director CEE

Glyn joined the Jones Lang LaSalle P&DS team in 2011 following the takeover of King Sturge. Based in Prague but responsible for projects across the CEE region, Glyn has over 12 years of Project Management experience within the region. Prior to this Glyn was based in London for 5 years.



Kistler

Fit-out of new offices in Central 5 building in Bratislava in total area of 560 sqm.

Date

May 2017

Surface

560 sqm



Contents

ABB

Project management and Fit-out of new office,
showroom and workshop for ABB in Košice.

Date	Surface
May 2017	1.300 sqm



ROSUM

Fit-out of office premises within the newest office development in Bratislava – ROSUM developed by Penta.

Date

April 2017

Surface

500 sqm



Contents

Boehringer Ingelheim

Fit-out of 1,000 sqm of new offices in the Polus Tower II in Bratislava.



Date

Surface

September 2016 1,000 sqm



Contents

5 Star offices

Preparation of the final spaceplan, design and Fit-out of 23 independant desk-rooms totalling 850 sqm within the Eurovea project in Bratislava.

Date

Surface

February 2016 850 sqm



Contents

Embraco

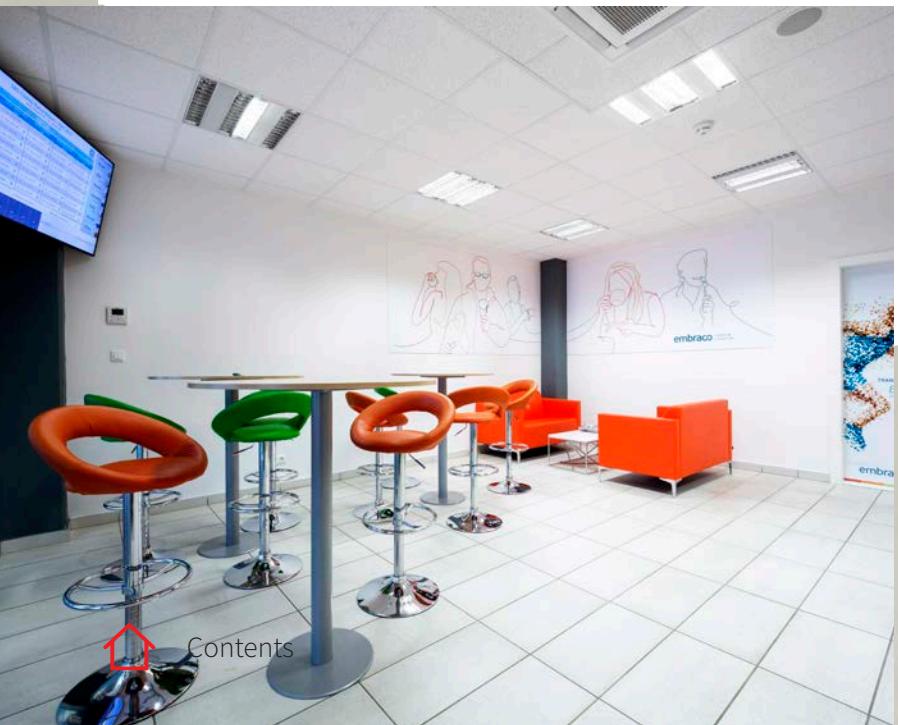
Fit-out of 1,050 sqm of the Shared service center
in Business Center Moldavská in Košice.



Date

Surface

December 2015 1,050 sqm



Our Clients

Over the past 5 years we have provided full range of project & development services to clients such as:

Pharmaceutical companies



abbvie



Law firms

ALLEN & OVERY



WHITE & CASE

HAVEL HOLÁSEK | PARTNERS
advokátní kancelář

IT sector



SONY



First Data[®]

Service centers



embraco



accenture



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Industrial and Logistic companies



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