

# CASE STUDY



## CBRE CONTACT

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## QUICK FACTS

- Location: Andover, MA.
- Project type (Scope): Commercial / R & D Lab Relocation Project
- Project Size: 245,000 sf
- Duration (July 2013 – May 2014)
- Unique features: CBRE – Schneider Leadership Team partnership
- CBRE Team: Jerry Pelton and Keith Morency

## SCHNEIDER ELECTRIC BOSTON ONE

### Challenge

In June 2013, the CBRE Business Transition & Move Management (BTMM) team was engaged by the CBRE Brokerage team to coordinate and plan the relocation of three existing sites encompassing 715 people and 45 R & D labs into one 245,000 square foot campus.

The new Boston ONE campus is a combination of the renovation of two existing three story buildings and the addition of a new three story building.

The existing three locations were all leased facilities with expiring leases and the new location had several significant construction issues that pushed completion past an anticipated date of February 2014 to April 2014 causing a doubling of rents.

Since this location is an R & D site for multiple business units and product lines, lab downtime was critical with a stated goal of no more than seven days of downtime.

### Solutions

With required lab downtime a critical goal, 5 lesser used labs were identified and moved one month earlier than the remaining 40 labs. Where possible, all lab equipment that was mounted on Unistrut with grids were removed from the walls and converted to mobile racks to significantly improve the handling and relocation time of equipment.

### Results

- Lab Moves were completed in two phases over 4 days allowing the labs to meet their stated goal
- 715 employees were relocated in three phases over 5 days and all leased facilities returned to the landlord avoiding an additional month of double rent
- Clear and concise communications were provided to all staff throughout the course of the project
- Client expectations were exceeded

## CLIENT TESTIMONIAL

"I again want to thank you for your help with this project, I think in the end it all worked out , the moves were executed smoothly and we accomplished all of them with minimal downtime or disruption to the business. In fact people were productive by the end of 1st day in the new site".

Steve Laham, Internal Move Coordination, Schneider Electric