

Services:

Owner Representation

Project Management

Value Engineering

Schedule

Budget

Facility Assessments

Facility Management

Maintenance

Standards Program

Furniture/Equipment

Signage/Artwork

Regulatory Compliance

Capital Budget

Feasibility Studies

Zoning and Regulatory Approvals

CAFM Services



INTEGRATED FACILITIES SOLUTIONS, INC.

**Owner Representation
Project Management
Facility Management**



Integrated Facilities Solutions, Inc.

6219 Park Avenue
Morton Grove, IL 60053
Phone: 847-967-0010

Integrated Facilities Solutions, Inc.

Tel: 847-967-0010

IFS Services

Owner Representation

IFS is committed to provide independent and professional Owner's Representation services to all of our Clients. We organize our resources and our services in teams and engage our Client resources as a part of our team approach. The Client's interests and the well being of our Client's facilities and investment are our prime responsibility.



Our Team has an extensive background in construction project management, strategic planning and capital budget preparation.

We provide significant value engineering services to get the price as low as possible for the best value. Schedules are set and managed to bring projects to completion as quickly as possible. We take the lead in regulatory processes which include shepherding projects through local village or city development agreements, zoning bodies, design review commissions, and other associated bodies. Our experience with local governing and regulatory bodies is useful for the owner and helps to ensure that the project moves forward properly.

We are firmly committed to the task of bringing projects to completion in the Client's best interest, with the optimal value for the dollar, within the budget and timeframe as expected, and with the long term implications to the facilities in mind.

Planning and Development

Our team approach brings together the Client, Architect, and feasibility issues at the start, thus avoiding dreams disappointed by fiscal or practical restraints. During this process we emphasize the value engineering process to ensure getting the best value and best facility from the budgetary resources available.

Budgetary and Value Engineering

Arriving at a reasonable budget involves bringing the entire planning team together. Prospectively, each of the major items are looked at for possible value engineering in terms of constructability, practical use, possible construction cost saving, maintenance implications long term, equivalent alternatives that would save money either in construction or schedule alteration, or personnel costs once in use. Bids are evaluated closely with the above items in mind. Cash flow schedules are closely maintained to assist Owner's fiscal outlay planning.

Project Management and Closeout

Our experienced Project Managers are above all committed to ensuring that the finished facility is of the maximum quality for the resources available, with the optimum long-term usability quotient possible for both owner and user. We use our schedules, our budget packages, our job site reviews, our progress reports, and other professional tools appropriate to our trade to ensure the successful completion of each project.



Current IFS Projects

In Planning:

**Lincolnwood MOB
Highland Park MOB**

In Construction:

**Evanston MOB/Research
Highland Park Central Plant
Highland Park Parking Structure**

In Closeout:

**Evanston Research Building
Vernon Hills MOB
Glenbrook Hospital Expansion**

In-House Projects in progress:

**New GI Laboratory
New Cardiac Cath Laboratory
Remodel Operating Room Suite
Remodel Hospital Patient Wing
New Computer Room Suite**

Other Projects:

**Church Remodel & Organ Project
Temple Sanctuary Remodel
Temple Educational Addition
Public School Remodel**

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6219 Park Avenue
Morton Grove, IL 60053
Phone: 847-967-0010
Fax: 847-470-1240
Email: tvandermolen@ifspm.com