

RETAIL SERVICES DIVISION



PROGRAM MANAGEMENT | MINOR WORKS | CAPITAL EXPENDITURES

WHAT SETS US APART

PROTOTYPE MANAGEMENT

- Working with clients to develop and maintain a prototypical delivery process
- Regular partnering between Real Estate, Legal, Finance, Design, Store Planning, and Construction for ongoing informed feedback
- OF&E New Product Development

SCALABILITY

- Internal team structure allows for management of more projects and more efficient training of new team members
- Network of outsourced partners with volume capabilities
- Documented, defined processes that allow for cross training between functional teams for maximum scalability

STANDARDIZED SCHEDULES

- Timelines align with client deliverables
- Milestones and work flow based on program experience provides for ongoing checks and balances
- Allows for easier forecasting
- Holds Embree and clients to agreed upon schedules
- Schedule impacts are seen in real time
- Process for designating Fast-Track and Flagship schedules

TECHNOLOGY

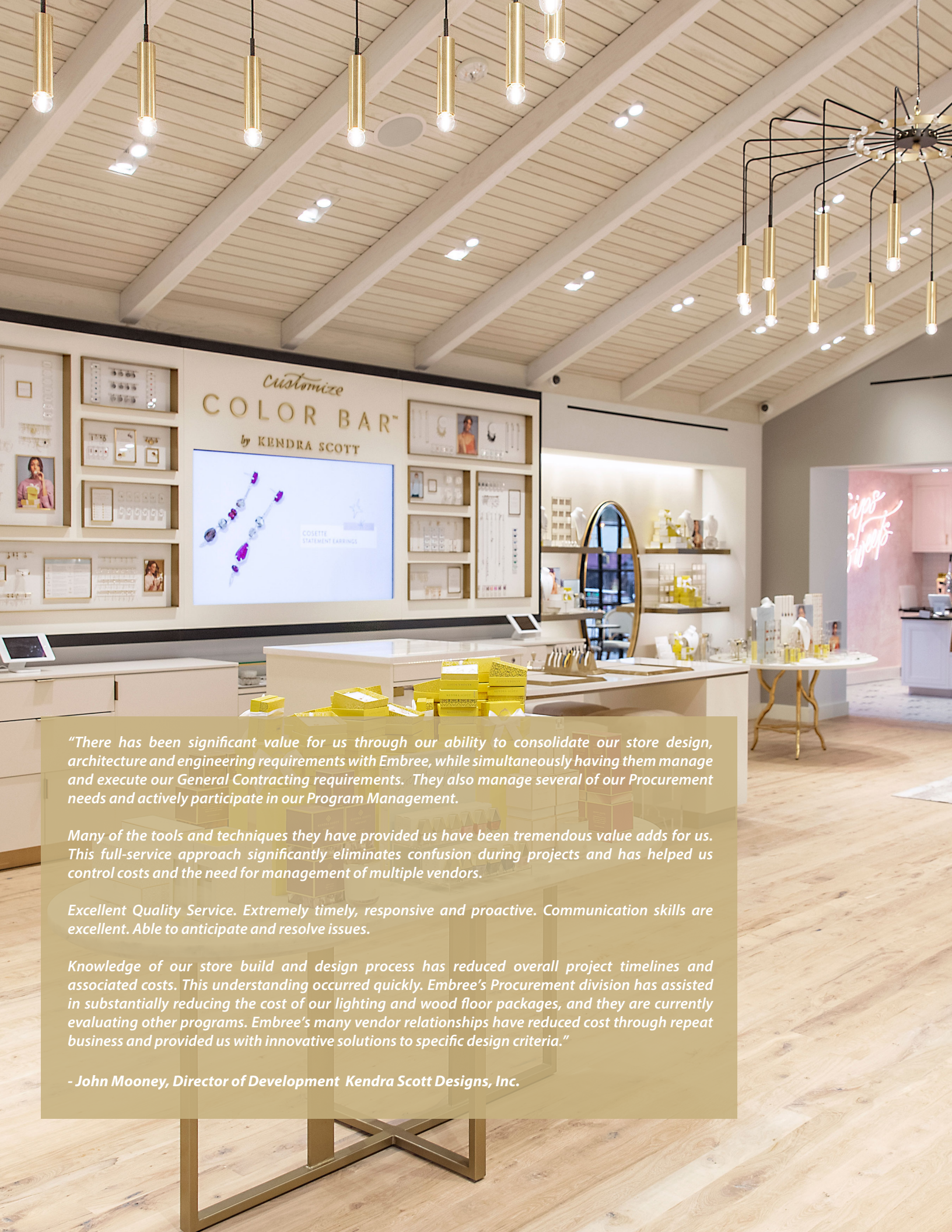
- Efficient program management
- Expesite
- Public access to documents
- Data for real-time reporting
- Milestones for tracking

PROTOTYPE MANAGEMENT
SCALABILITY
STANDARD SCHEDULES
TECHNOLOGY

2019

ON TIME
ON BUDGET

EXCEEDING EXPECTATIONS



"There has been significant value for us through our ability to consolidate our store design, architecture and engineering requirements with Embree, while simultaneously having them manage and execute our General Contracting requirements. They also manage several of our Procurement needs and actively participate in our Program Management.

Many of the tools and techniques they have provided us have been tremendous value adds for us. This full-service approach significantly eliminates confusion during projects and has helped us control costs and the need for management of multiple vendors.

Excellent Quality Service. Extremely timely, responsive and proactive. Communication skills are excellent. Able to anticipate and resolve issues.

Knowledge of our store build and design process has reduced overall project timelines and associated costs. This understanding occurred quickly. Embree's Procurement division has assisted in substantially reducing the cost of our lighting and wood floor packages, and they are currently evaluating other programs. Embree's many vendor relationships have reduced cost through repeat business and provided us with innovative solutions to specific design criteria."

- John Mooney, Director of Development Kendra Scott Designs, Inc.



CASE STUDY

CLIENT

Kendra Scott

PARTNER

Embree Construction Group, Inc.

LOCATION OVERVIEW

Retail A to A+ mall environments throughout the United States

CLIENT OBJECTIVE

Kendra Scott store is a 2,000 SF prototype that marries design with technology to showcase custom jewelry

RELATIONSHIP HISTORY

Partnered with Kendra Scott since 2011; the original fleet consisted of 4 stores. By year-end 2017, will have opened 50+ stores nationwide

EMBREE SERVICES DELIVERED

Site Investigation, Store Planning, Design & Prototype Management, Real Estate Committee Package, Construction Bidding, Permit Approval, Construction and Project Management, Procurement, Project Turnover, and Closeout, Minor Works and Warranty



KENDRA
SCOTT

REPRESENTATIVE PROJECTS

FULL SERVICE PROJECT MANAGEMENT

Embree serves as a total outsource partner for design, budgeting, permitting, landlord approvals, construction, procurement, and project closeout.



KENDRA
SCOTT

L'ORÉAL

CONSTRUCTION

Construction and project management services for ground-up, remodel, or tenant improvement projects.



LANE BRYANT



BUILD-TO-SUIT

Full service, turn-key build-to-suit development from land acquisition through entitlements, bidding, construction, and closeout.



ANN INC.

LANE BRYANT

OUR EXPERIENCE BRINGS VALUE OUR PARTNERSHIP DRIVE SUCCESS

ELIZABETH Y. MCCracken, CPIM®

VICE PRESIDENT

RETAIL SERVICES - PROGRAM MANAGEMENT /

MINOR WORKS / PROCUREMENT

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