



# Catalyst Planning Group Overview

Project Management Services

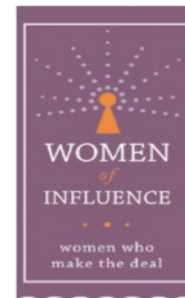




# At A Glance

Based in Denver, Colorado, Catalyst Planning Group is an award winning project management firm specializing in owner's representation and project management services for commercial real estate projects across a wide variety of industries.

Catalyst's diverse project portfolio includes work in 35 states and 9 countries, assisting clients with their project management through all the intricate layers of a corporate real estate project life cycle.



# Our Clients

Catalyst Planning Group prides itself on the relationships we have forged with our clients. We've worked nationally and internationally. From full service turnkey Project Management to a la carte consulting services, as **YOUR** project manager, we'll be with every step of the way - day in, day out!





## Project Management Services

- Owner's Representation
- Project Management
- Construction Management
- New Construction, Build to Suit, Tenant Improvement
- LEED and Sustainability Management
- Move / Relocation and Restack Management
- Spend Management and Value Engineering
- Pre-Construction Services
- Schedule Management
- Budget / Financial Analysis Management
- Furniture, Fixture and Equipment Coordination
- Facilities and IT Management including cabling, AV and Security coordination
- Consolidation, Expansion and Optimization Consulting
- Strategic / Master / Campus Planning



PROJECT SUCCESS  
IN  
35 STATES AND  
9 COUNTRIES



EXPERIENCE  
WITH  
10K TO 1.8M  
SQ. FT  
PROJECTS



# The Grounding Point

Catalyst Planning Group acts as the point-of-coordination for the client and all internal and external partners working on a strategic real estate project. Catalyst's diverse project portfolio includes industry work in:

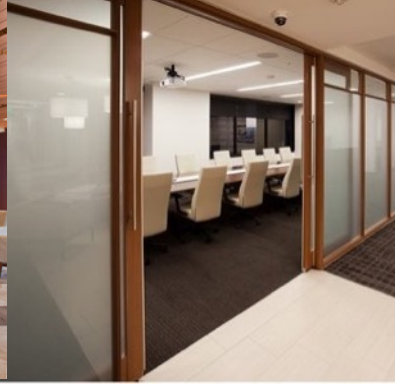
- **Corporate Headquarters**
- **Build-To-Suit**
- **Real Estate**
- **Financial services**
- **Aerospace**
- **Oil & Gas**
- **Healthcare**
- **Data Centers**
- **Customer Service Centers**
- **Telecommunications**
- **Education**
- **Technology**
- **Mining**
- **Labs**
- **Engineering**
- **Advertising**
- **Law Firms**
- **Manufacturing**
- **Museums**
- **Banking**
- **Government**
- **Energy**

## Our Bottom Line

**Our value is measurable.** Catalyst illustrates the support of our spend management through several key project- related examples:

- An oversight on the man hour and labor accounting methodology from the move company resulted in Catalyst catching a four figure error to the project's budget; a slip-up caught by Catalyst that recouped our fee in one review exercise
- On a recent pay application from a security vendor, an oversight from their accounting team resulted in Catalyst catching a five figure mistake to the project's budget; a catch by Catalyst that paid our Project Management fee back to the client in multiples
- On a recent project with a \$5M dollar project budget, Catalyst was able to value engineer 19% out of the project budget without compromising the aesthetics, schedule or intent of the project





## Notable Project Experience | Recent Examples

- **MOLSON COORS** – HQ/TENANT IMPROVEMENT; 35,000 RSF; GOLDEN, CO
- **United Launch Alliance** – HQ CAMPUS/TENANT IMPROVEMENT; 450,000 RSF; Centennial, CO
- **UNITED LAUNCH ALLIANCE** – HQ CAMPUS/TENANT IMPROVEMENT; 450,000 RSF; CENTENNIAL, CO
- **RIO TINTO** – HQ CAMPUS/TENANT IMPROVEMENT; 105,000 RSF; GREENWOOD VILLAGE, CO
- **CONOCO PHILLIPS** – REGIONAL HQ/TENANT IMPROVEMENT; 1,800,000 RSF; LOUISVILLE, CO
- **WELLSFARGO** – REGIONAL HQ/TENANT IMPROVEMENT; 950,000 RSF; DENVER, CO
- **TELETECH** – HQ & PORTFOLIO; 500,000 RSF; US + INTERNATIONAL
- **AVAYA** – REGIONAL HQ/TENANT IMPROVEMENT; 450,000 RSF; WESTMINSTER, CO
- **JOHNS MANVILLE** – HQ CAMPUS/TENANT IMPROVEMENT; 120,000 RSF; DENVER, CO
- **SUN MICROSYSTEMS** – REGIONAL HQ/TENANT IMPROVEMENT; 300,000 RSF; LOUISVILLE, CO
- **FANNIE MAE** – HQ CAMPUS STUDY; 250,000 RSF; WASHINGTON, DC & ENVIRONS
- **YAHOO!** – HQ CAMPUS STUDY; 250,000 RSF; SILICON VALLEY, CA
- **QWEST CYBER SOLUTIONS** – HQ & PORTFOLIO; 200,000 RSF; UNITED STATES
- **FISCHER SCIENTIFIC** – REGIONAL HQ/TENANT IMPROVEMENT; 80,000 RSF; LAFAYETTE, CO
- **IHS ENERGY** – REGIONAL HQ/TENANT IMPROVEMENT; 80,000 RSF; CALGARY/ALBERTA CANADA
- **MENTAL HEALTH CENTER OF DENVER** – HQ CAMPUS/TENANT IMPROVEMENT; 75,000 RSF; DENVER, CO
- **TRI-COUNTY HEALTH** – HQ/TENANT IMPROVEMENT; 65,000 RSF; GREENWOOD VILLAGE, CO
- **CHIPOTLE** – HQ/TENANT IMPROVEMENT; 65,000 RSF; DENVER, CO
- **SHOPATHOME.COM** – HQ/TENANT IMPROVEMENT; 35,000 RSF; GREENWOOD VILLAGE, CO
- **COLORADO DEPARTMENT OF EDUCATION** – BUILD TO SUIT; 500,000 RSF; STATEWIDE
- **SAVI/LOCKHEED MARTIN** – HQ CAMPUS/BUILD-TO-SUIT; 100,000 RSF; MOUNTAINVIEW, CA
- **MIKRON CORPORATION** – REGIONAL HQ/BUILD TO SUIT; 65,000 RSF; ENGLEWOOD, CO
- **IMA** – HQ/BUILD-TO-SUIT; 65,000 RSF; DENVER, CO
- **TRIZETTO** – HQ CAMPUS/BUILD-TO-SUIT; 165,000 RSF; ENGLEWOOD, CO
- **RIO TINTO** – REGIONAL HQ/BUILD-TO-SUIT; 150,000 RSF; SALT LAKE CITY, UT

# Meet the Catalyst Team



Catalyst does its homework. We invest professionally and personally in our projects. Catalyst Planning Group specializes in owner's representation, project, construction and move management services. The Catalyst team assists clients with projects of all sizes, across all industries. Our team has unprecedented project management experience in multi-disciplined industries.

Catalyst's dedicated team of project managers assists in all phases of its client's project from pre-construction activity, design review, furniture, fixture and vendor procurement including IT work stream coordination and management. We are with our clients from the pre-construction activities to project completion, managing everything detail throughout the project life cycle. We are a dependable, single point-of-contact for our clients and pull together all required strategic partners to manage a project from inception through execution.



## Megan Walsh | Owner / Principal

e: [megan@catalystplanninggroup.com](mailto:megan@catalystplanninggroup.com)

Megan Walsh LEED® AP BD+C, brings a diversified international background, encompassing the disciplines of owner's representation, corporate real estate, facilities management, project and relocation management, master planning, development, design and financial forecasting to Catalyst Planning Group for both ground-up and tenant improvement projects.

As Principal and Co-Founder of Catalyst, Megan demonstrates a commitment to negotiation, decision-making, organizational planning and problem solving skills to successfully manage projects from inception to completion. Prior to the founding of Catalyst Planning Group, Megan was Principal at Liberty Greenfield, the former Senior Director of Real Estate for Qwest Cyber Solutions and TeleTech, and the former Interior Architect for The Metropolitan Museum of Art in New York. Megan's diverse CRE expertise allows her to successfully navigate solutions for her clients, providing a collaborative and strategic team approach.

Megan's clients have included NASDAQ, HomeAdvisor, SendGrid, Constant Contact, ShopAtHome.com, Panasonic, 3201 Walnut, SquareTwo Financial, TriZetto, MolsonCoors, Sun Microsystems, Western Union, Mikron, Avaya, ConocoPhillips, Chipotle, Colorado Department of Education, United Launch Alliance, Welltok, Arrow Electronics, Fannie Mae, Abbott Laboratories, Fisher Scientific, Johns Manville, Rio Tinto, Yahoo!, The Denver Newspaper Agency, Qwest, IHS Energy, and GSA to name a few.

Megan earned her Bachelor of Science Degree, Cum Laude, in Interior Design from Colorado State University and a Master of Science Degree, Magna Cum Laude, in Facilities Management from Pratt Institute in Brooklyn, NY. Her graduate dissertation, Implications of Expansion: Strategic Master Plans and their Impact on the Facilities Infrastructure, has been the focus of numerous master plan studies and lectures.







## Brian Walsh | Owner / Principal

e: [brian@catalystplanninggroup.com](mailto:brian@catalystplanninggroup.com)

Brian Walsh, Principal, brings a broad knowledge base of construction and project management expertise to Catalyst Planning Group with a diverse portfolio background in a variety of industries. As Principal in Charge, Brian spearheads the day-to-day operations of the project management division and manages Catalyst's team of project managers. In addition, Brian also manages the oversight of contract negotiations – as well as security, cabling, telephony, technology and A/V on Catalyst's projects.

Brian is responsible for driving Catalyst's value engineering process to ensure cost competitive project budgets for clients. Brian's leadership style and creative problem solving allow him to navigate complex projects to successful completion, saving clients time and money. Brian's successful track record proves his expertise in planning, financing, budgeting, contracting, and overall project management for Catalyst clients, nationally and internationally.

Brian's wide range of clients have included Johns Manville, Arrow Electronics, Rio Tinto, United Launch Alliance, Avaya, Baker Hostetler, Constant Contact, Integer, MoneyGram, ConocoPhillips, Savi/Lockheed Martin, Fitzsimons Redevelopment Authority, Clifton Gunderson, Fisher Scientific, Colorado Department of Education, Sangre de Cristo School District, Sanford School District, Holyoke School District and Centura Health to name a few.

Prior to founding Catalyst, Brian spent 12 years in the aviation industry in St. Louis and Detroit. Brian earned his Bachelor of Science in Administration from Saint Louis University.





## Kelly Hobson | Project Manager

e: [kelly@catalystplanninggroup.com](mailto:kelly@catalystplanninggroup.com)

Kelly Hobson brings a cradle to grave project management background, spanning from design inception to move completion with robust project experience in facilities management, furniture specification and management, as well as move management. Her organizational approach to project management allows her to successfully drive effective processes, oversee new construction/redesign/space planning, negotiate strategic partner contracts and guide the implementation of successful project metrics for Catalyst Planning Group.

Prior to joining Catalyst Planning Group, Kelly was a Commercial Account Executive/Project Manager for a regional furniture dealership representing industry leading office furniture manufacturers, as well as a commercial account manager for a national, commercial moving company. In addition, Kelly was in-house Facilities Manager for an Atlanta-based organization, supporting more than 1,200 employees while successfully overseeing project management, property management, facilities management, security, IT and furniture functions.

Kelly's clients have included Coca Cola, Panasonic, Johns Manville, Arrow Electronics, Broward County, Colliers International, MolsonCoors, FiveStars, ShipCompliant, Four Seasons, Kaiser Permanente, GE Capital, American Heart Association, NASDAQ, Denver Christian Schools and Jefferson County School District, to name a few.

Kelly is IOMI Certified by the International Office Moving Institute.





## Kelly Parrish | Project Manager

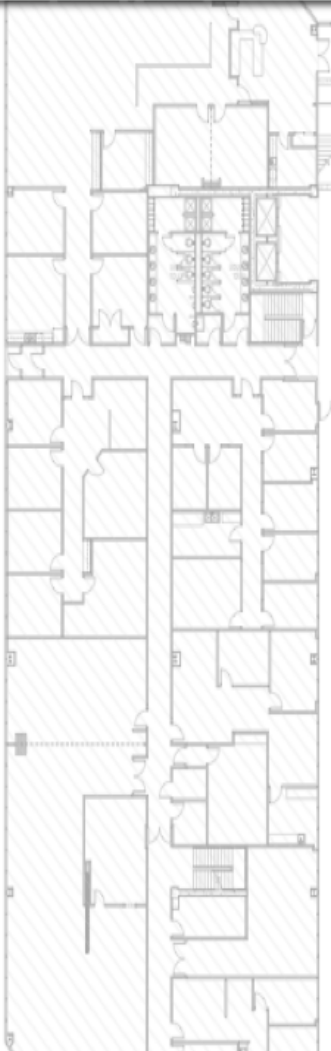
e: [kparrish@catalystplanninggroup.com](mailto:kparrish@catalystplanninggroup.com)

Kelly Parrish brings a high degree of creativity and attention to detail to her role as Project Manager. Her ability to work well in a team environment while finding solutions independently makes her a strong asset to Catalyst Planning Group. Kelly recognizes the importance of each team player and is very proficient at coordinating the efforts involved. Prior to joining Catalyst, Kelly was principal of an interior design firm with a focus on commercial design in a variety of industries.

Within this environment, Kelly honed in on her skills and realized her true passion for project management in a construction, architectural and design space. Kelly also gained valuable experience as an interior designer and project manager with a Denver area Interior Design firm developing her skills with involvement in a diverse client base.

Kelly's clients have included Sunrun, Welltok, The TradeDesk, Emerald Oil, SquareTwo Financial, FourWinds Interactive, SquareTwo Financial, Coldwell Banker, Granite Properties & Arrow Electronics, among others.

Kelly earned a Bachelor of Arts & Sciences degree in Interior Design from Kent State University.



# Testimonials | What Our Clients Have To Say

“Catalyst provided outstanding planning, management and oversight of United Launch Alliance’s construction of its new 450,000 square foot campus and relocation of 2,100 ULA personnel. The Catalyst team has proactively met every challenge on our project with focus, commitment and ULA’s best interest in mind. ULA’s partnership with Catalyst has been key to the success of the project.” — **Mike Przekwas — Sr. Manager, Centennial Facilities Project — United Launch Alliance**

“The Catalyst Planning Group team is consistent, fair, creative and extremely diligent in their approach to project solutions. They are a great example of a best-of-class service provider/strategic partner... and paved the way for our project to be successful.” — **Jill Sikora Farnham — Former Executive Director — Fitzsimons Redevelopment Authority**

“Catalyst did a great job for us on our corporate HQ project.....and covered their fee at least three times over in resolving issues that they were able to catch before they became problems. They are detail oriented, which kept us on time and on budget. If I had it to do over again, or could give advice to anyone else -- I wouldn’t even interview.....they’d be crazy not to pick Catalyst.” — **Jenn Combs — Facilities Manager — Chipotle**

“Our project in Calgary was a huge success thanks to Catalyst....not only are they responsive, hard working, knowledgeable and talented – they are true professionals who were with me every step of the way. Their consistency and work ethic is the best out there.” — **Mike Wooster — Former Senior Director, Real Estate and Facilities — IHS**

“Catalyst was amazing.....we could not have renovated & moved into our new building without their guidance, professionalism and expert project & move management skills. When we embarked on our new project, we did not know what we had in store ahead. Thanks to Catalyst, we were able to navigate all details of the project with ease....their services are invaluable and they were our advocates every step of the way! Truly, they are remarkable at what they do -- and we could not have done it without them.” — **Jeff Stalter — Director, Budget and Business Operations — Colorado Department of Agriculture**

“Catalyst is resourceful, responsible and repeatedly exceeded my expectations....this is the group to have working with you on your project.” — **John Ford — Director, Global Real Estate & Facilities Services — ConocoPhillips**

“There’s a reason Catalyst has worked on numerous projects for me as an outsourced consultant – the Catalyst team is extremely focused, efficient and effective. The minutia of details that Catalyst tracked on any given day on my projects would be overwhelming for some Project Management teams – but not this group. They understand Change Management, sustainability/LEED, furniture specifications, construction, moves, value engineering, contracts, RFP’s and all of the parts and pieces that make a complex project a reality. Their ability to come in and become a part of our culture was wonderful. Kudos to them.” — **Mindy Glover — Manager, Group Property — Rio Tinto**

“Bar none – Catalyst is the best Project Management team out there. Not only did they work with us on our corporate HQ project – I sought them out, again, for our expansion project. I’ve worked with many project teams in my career and Catalyst handled my project(s) with integrity, care and precision – they’re the best.” — **Bill Kunz — Director of Facilities — Fisher Scientific**

“Catalyst was awesome and I could not have picked a better partner. We had a lot of great firms that we could have selected to be our project management team for our new building but I am happy to say we made the right choice. Catalyst added a personal touch to everything they did and went above and beyond to ensure a successful project. — **Rob Cohen — CEO & President — IMA**

“I can clearly say that the Catalyst team was by far the most valuable members of our construction team. We all have day jobs, but project management \*IS\* their day job. Their attention to detail as needed, and big picture thinking when required, resulted in an on-time and on budget project driven by several creative, cost-effective and efficient solutions to virtually every challenge encountered along the way. Catalyst should be every CFO’s first call when undertaking a move.” — **Theresa Shelton — Chief Financial Officer — KRG Capital**





**Thank You | Catalyst Planning Group**

669 S. Pearl Street, Denver, Colorado | [www.catalystplanninggroup.com](http://www.catalystplanninggroup.com)