

THE CALGARY REAL ESTATE LEASING CONFERENCE

Leasehold Improvement and Construction Costs in Today's Market

Current Issues and Management Challenges

Presented By:

Cole Harris, Centron Construction Limited

Sharon Martens, MartensGroup Licensed Interior Design Studio Ltd.

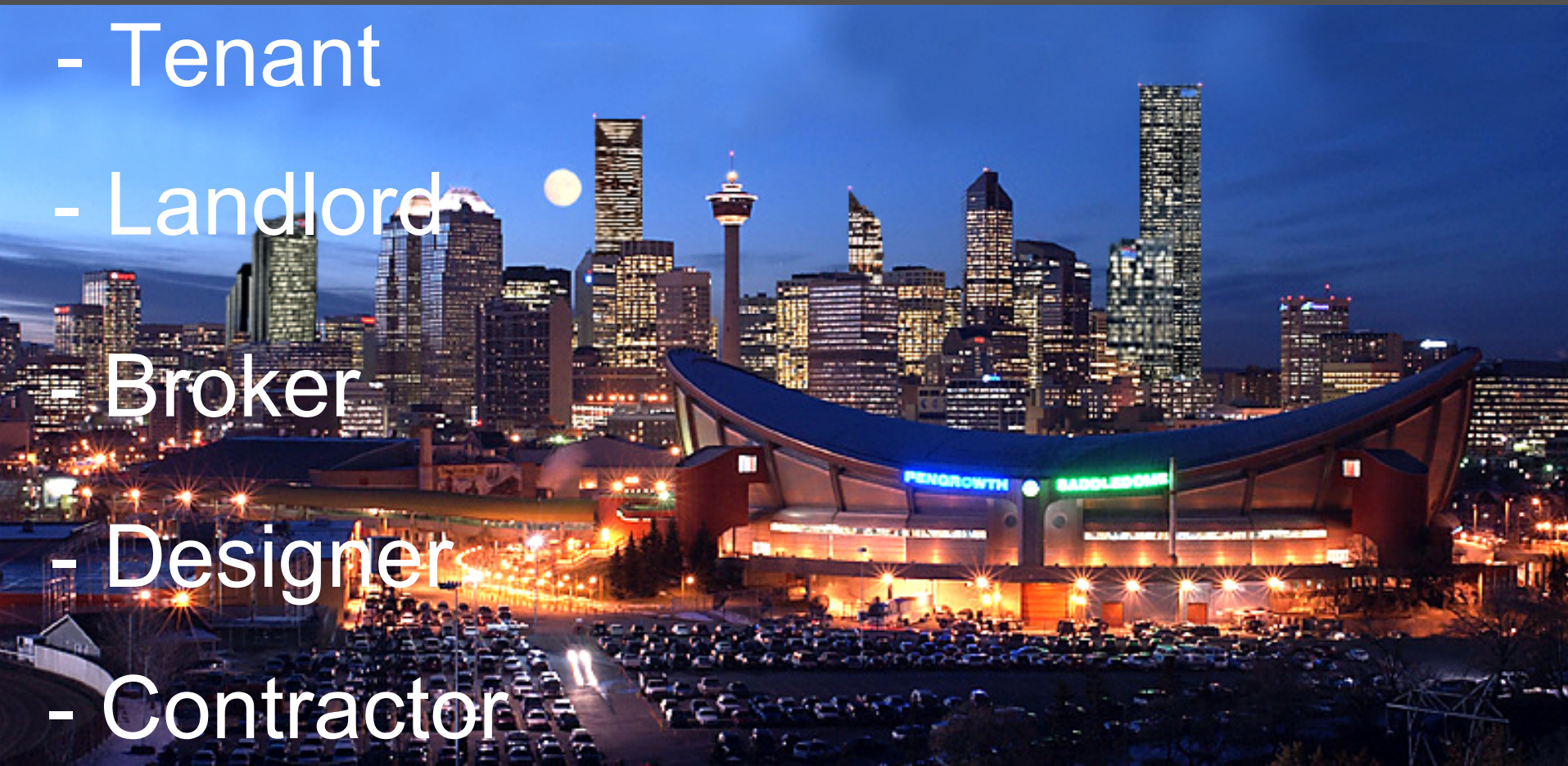
Georgi-Anna Sizeland, Sizeland Evans Interior Design Inc.

What Are the Issues?

1. Cost
 2. Schedule—labor and materials
 3. Office Space
 4. Rules & Regulations
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- A nighttime photograph of the Scotiabank Arena in Toronto, Canada. The arena's distinctive curved roof is illuminated with blue and green lights. In the background, the Toronto skyline is visible, featuring several tall skyscrapers and the CN Tower. The foreground shows a large parking lot filled with cars, and the city lights create a vibrant, glowing atmosphere.

Who is Affected?

- Tenant
- Landlord
- Broker
- Designer
- Contractor



What to Do?

Manage Expectations

1. Cost
2. Schedule
 - labor
 - materials
 - sustainability
3. Office Space
4. Rules & Regulations



Key Advice

- Understand Reality
- Manage Expectations
- Create Integrated Team
- Engage Construction Management
- Look at Alternative Solutions
(i.e., Manufacturing vs. Construction)



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Thank You