

A construction site with a large concrete wall on the left and a steel framework for a building under construction. A worker in a hard hat and safety harness is visible on a high beam. In the background, there are construction vehicles including a concrete pump truck and a backhoe loader. The entire image is overlaid with a semi-transparent orange filter.

EGA | 40 YEARS

y **MANAGING
OUR
PROJECTS
SINCE 1986**

*y*OUR PROJECT OUR GOAL

Your construction project pursues a unique purpose: it deserves careful planning, a detailed structure and appropriate engineering skills to achieve its goals.





**BY YOUR SIDE
EVERY STEP OF
THE WAY**

ACHIEVING *y*OUR OBJECTIVES SINCE 1986



We specialize in **Project Management, Owner's Representation, Development Management** and **Real Estate Advisory** for industrial, corporate and commercial developments.

Since our origin as Enrique García & Asociados, we have managed over 17 million square feet, successfully representing world-class companies (owners) from around the globe, as well as local industrial developers.

The hundreds of projects successfully managed across Mexico, the US and Latin America are possible thanks to our team's extensive expertise in every phase of construction to proactively identify and mitigate risk, and our meticulous attention to detail throughout execution.

We live our core values in everything we do.



Integrity

Acting with honesty, consistency, and respect.



Humanity

Putting people at the center of all our actions.



Experience

Relying on our expertise and the knowledge we've built over time.



Excellence

A constant commitment to making decisions that lead to project success and solving challenges efficiently.

Our mission is to manage projects, driving prosperity and safeguarding the interests of our partners.

PROJECT LOCATIONS

For nearly four decades, we've become extensions of our clients' teams to make their construction projects a reality in Mexico, the rest of Latin America and the US.

MEXICO

-  Nuevo Leon

 Mexico City

 Chihuahua

 Coahuila

 Estado de Mexico
-  Guanajuato

 Jalisco

 Nayarit

 Queretaro

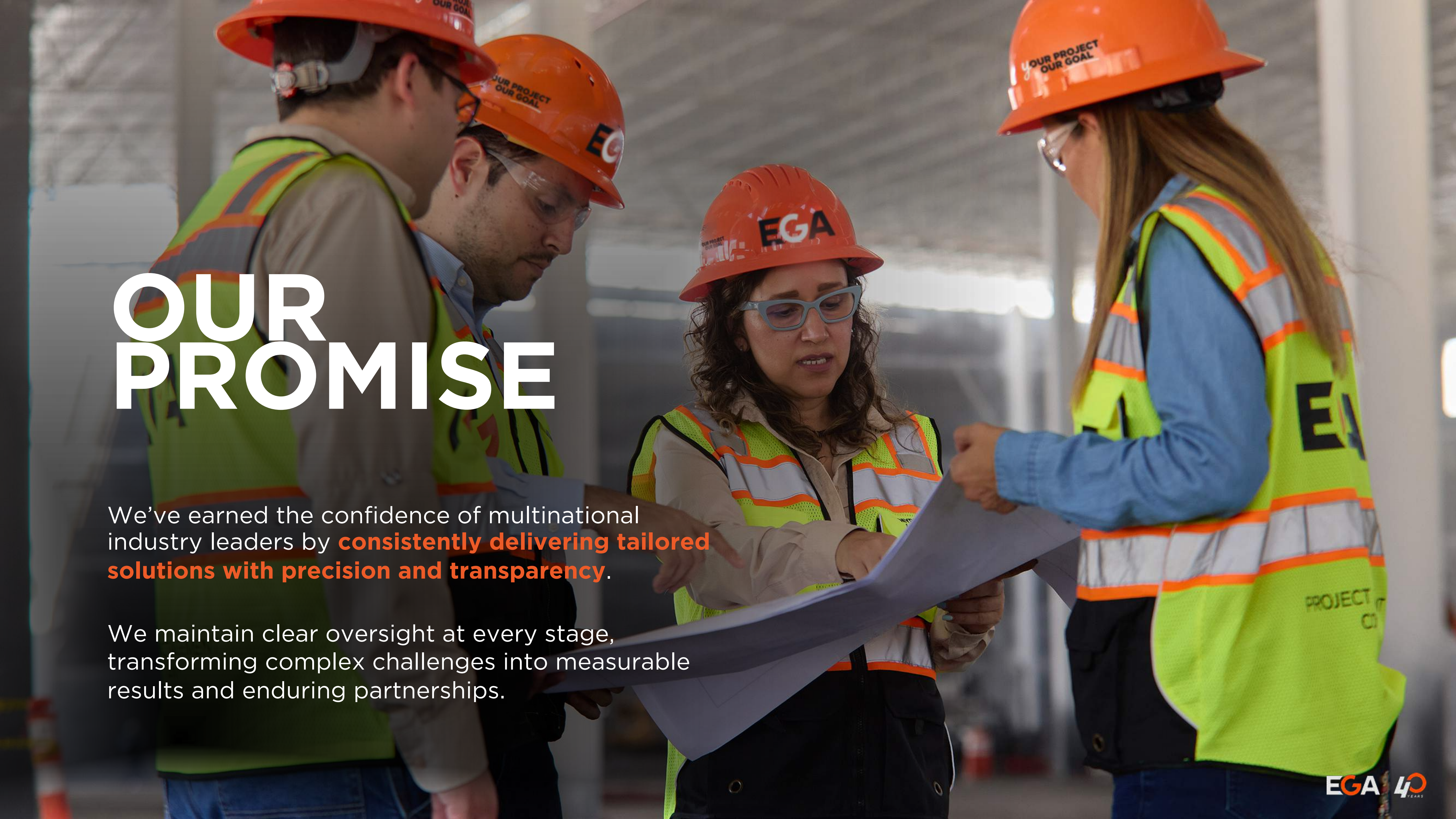
 Quintana Roo

 San Luis

 Tamaulipas

INTERNATIONAL

-  Austin, Texas, United States
-  Bogota, Colombia
-  San Jose, Costa Rica
-  Panama, Panama

A group of four professionals, three men and one woman, are wearing orange hard hats and high-visibility safety vests. They are gathered around a large set of blueprints, looking intently at the plans. The hard hats and vests feature the EGA logo and the slogan "OUR PROJECT OUR GOAL". The background shows a construction site with concrete pillars and a steel roof structure.

OUR PROMISE

We've earned the confidence of multinational industry leaders by **consistently delivering tailored solutions with precision and transparency.**

We maintain clear oversight at every stage, transforming complex challenges into measurable results and enduring partnerships.

OUR CLIENTS

KOHLER®

PHILIPS



Deloitte.



COPELAND

stripe

Whirlpool



EPICOR®



Sumitomo
Drive Technologies

Riddell.



cresa

STACK ASHELF



SunChemical
a member of the DIC group

KraftHeinz



ALSTOM
• mobility by nature •



ROSEMOUNT

EagleBurgmann.
Rely on excellence

A photograph of two men in safety gear at a construction site. The man on the left wears an orange hard hat with 'EGA' on it, safety glasses, and a high-visibility yellow vest over a grey shirt. The man on the right wears a white hard hat and a high-visibility orange vest over a dark shirt. Both vests have 'ALBERTO TOLEDO' printed on them. The man on the right is pointing upwards with his right hand. In the bottom left, a laptop screen is partially visible. The background shows a large industrial structure with a grid of steel beams and translucent panels.

SERVICES
THAT MAKE
YOUR
VISION
REAL

PROJECT MANAGEMENT

Every step, under expert control



Tailored Service Approach:

We customize our comprehensive project management services to align with your unique requirements and goals in commercial, industrial and corporate construction projects.



Performance Guarantee:

We anticipate potential issues, understand impacts, and implement solutions to maintain momentum and budget.



Streamlined Communication:

Facilitate clear and effective communication between all project stakeholders.



Owner Advocacy & Risk Management:

We protect your interests by securing top design and construction teams, and actively managing project risks.



Proactive Problem Solving & Cost Control:

We anticipate potential issues, understand impacts, and implement solutions to maintain momentum and budget.

OWNER'S REPRESENTATION

On-site protection of your interests and goals



Strategic Representation:

We act as your dedicated liaison with your project's consultants, general contractors, vendors and suppliers, and regulatory authorities.



Critical Project Monitoring:

We oversee crucial tasks such as pay applications, budget adherence, and schedule compliance to ensure it advances in the right direction.

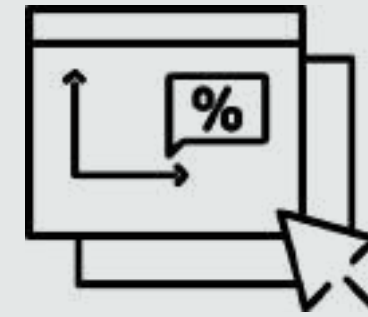


Informed Decision-Making

By providing clear, comprehensive insights, we empower you to make confident investment choices that maximize returns, minimize risk and optimize your resources.

DEVELOPMENT MANAGEMENT

Expertise to make your vision a reality



End-to-End Oversight:

We provide comprehensive guidance and full project lifecycle coverage during all development phases.



Diverse Project Expertise:

We support ground-up construction, redevelopment, renovation, and build-to-suit projects for commercial, corporate and industrial clients.

REAL ESTATE ADVISORY

Helping you make the right choice, from day 0



Premier Broker Connections:

Gain strategic access to top-tier industrial real estate brokers through our curated network.



Early-Stage Property Validation:

Leverage our expertise to ensure potential properties meet your project's exact operational and strategic demands from the outset.



Utility-Driven Project Alignment:

We validate that the selected properties align precisely with your project's specific goals and utility requirements.

WE ALSO MANAGE

To broaden our services, we collaborate with consultants to

- **Entitlements**
- **Environmental assessments**
- **Existing Conditions Assessment**
- **Site Inspections**
- **Due diligences**
- **Opinion of cost**
- **Alta survey, Topographic evaluations**
- **Feasibility Studies**
- **Massing and Area Test Fits**
- **Design assistance and precedence**



PROJECT AND DEVELOPMENT MANAGEMENT STRUCTURE



EGA IS THE FOCAL POINT BETWEEN OWNER AND OTHER PARTICIPANTS.



OWNER

- MANUFACTURERS
- SUPPLY CHAIN INFRASTRUCTURE
 - BONDED WAREHOUSES
- DEVELOPERS
- CORPORATIONS
- DATA CENTERS

EGA

- PROJECT FEASIBILITY
- CONCEPT PLANNING
- FINANCIAL & COST CONTROL
- CONTRACT MANAGEMENT
 - COMPLIANCE
- TESTING & INSPECTIONS
 - QA/QC
- CLOSE OUT
- POST-OCCUPANCY EVALUATION

CONSULTANTS

- ARCHITECTS
 - MEP
- STRUCTURAL
 - CIVIL

GENERAL CONTRACTORS

- CONTRACTORS BY DISCIPLINE

VENDORS & SUPPLIERS

REGULATORY AUTHORITY

- CITY / COUNTRY / STATE
- UTILITY PROVIDERS

A woman with curly hair and glasses, wearing a grey blazer, is pointing her right index finger towards a glass wall covered in numerous colorful sticky notes. She is holding a dark grey laptop with an Apple logo in her left hand. In the background, another woman is visible, and a man in a white shirt is partially visible on the right. The setting appears to be a modern office with large windows.

Experience, Guidance, Protection



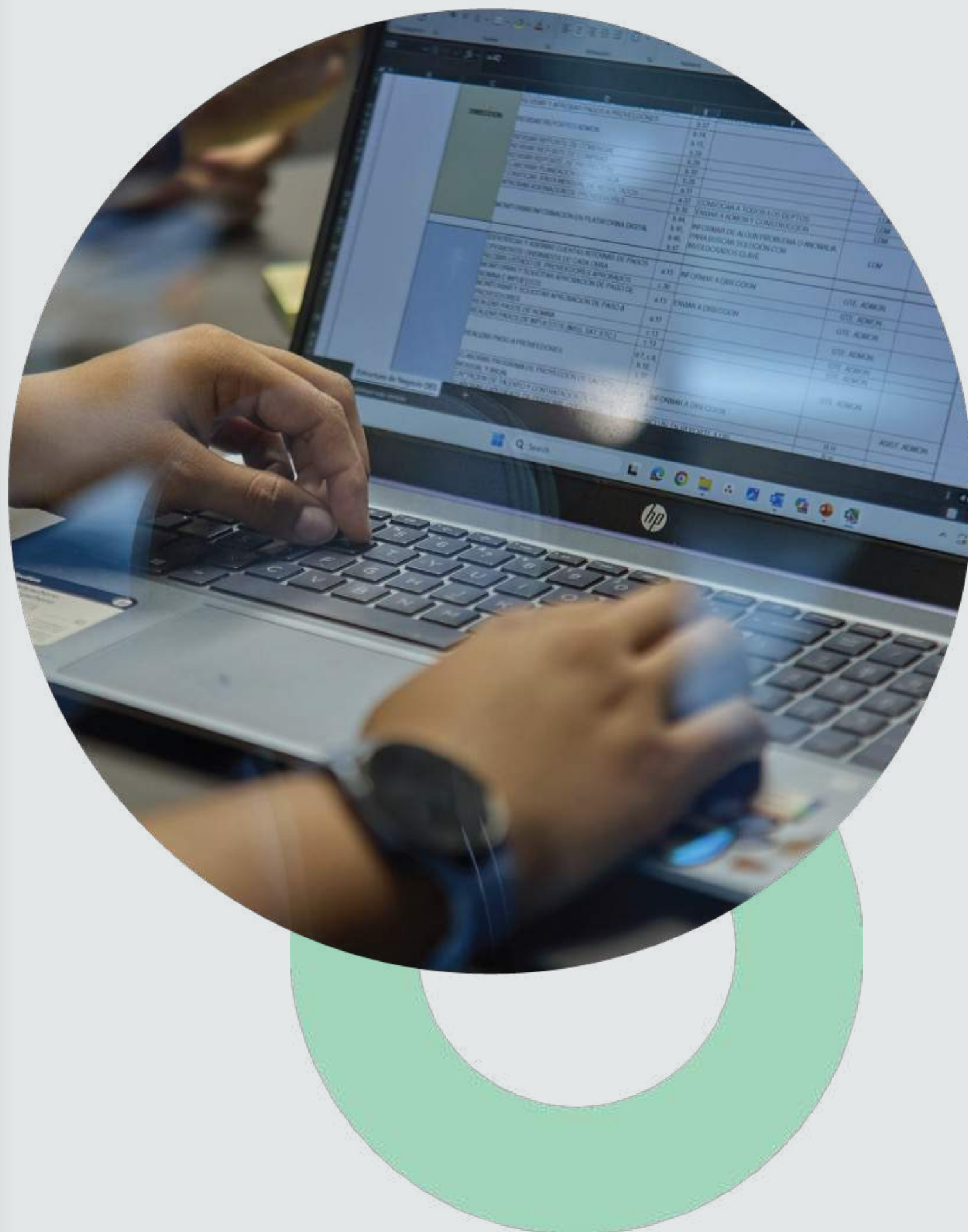
MANAGEMENT STAGES

Pre
Construction

Construction

Post
Construction

PRE CONSTRUCTION



Make your project possible

“ We hired an external project management company because of the construction’s magnitude, as well as insufficient internal capacity and experience to bring it to life.

EGA made keeping up with the project’s progress very easy, and they created value for our company thanks to their expertise and methodology. We learned a lot from the experience. ”



Luis Manuel Peralta Caballero
Project Manager
CUPRUM - New Facility - Built to Suit

PRE CONSTRUCTION



We collaborate closely with clients and key stakeholders to define project objectives, expectations, and technical specifications. This process involves rigorous project programming and stakeholder alignment, ensuring all requirements are clearly understood and documented. Our efforts here establish the foundation for informed decision-making and guide the subsequent pre-design and design activities, positioning the project for optimal execution from the outset.

- **Identify key participants as well as their roles and responsibilities.**
- **Confirm client expectations and project specifications.**
- **Confirm initial project Budget and ensure it's met throughout design development.**
- **Confirm milestones and initiate a Master Schedule.**
- **Coordinate permits plan.**
- **Initiate a Safety, Quality, Communication and Risk Management Plan.**
- **Perform Value Engineering.**
- **Design verification and acceptance.**
- **Develop the Procurement Management Plan.**
- **Manage bid processes.**
- **Accomplish contractor and vendor on-boarding.**



Make your project real

“

EGA is a good fit for Kohler because they represent our interests onsite; they have good relationships with contractors, consultants, and designers within Mexico; and are very transparent with the project's budget and staffing.”

KOHLER

Brian Schneider

Bajio Vitreous Plant & Monterrey Faucets Plant
Kohler - New Facility - Design & Build

CONSTRUCTION



Our expert team oversees all aspects of project delivery, ensuring deliverables are achieved with uncompromising quality, on schedule, and within budget. We prioritize efficient communication and a steadfast commitment to safety, orchestrating seamless coordination among all parties. This disciplined approach guarantees successful project execution and upholds our reputation for reliability and excellence.

- **Monitor Environmental, Safety and Security elements.**
- **Supervise work progress and quality versus Schedule and Specifications.**
- **Coordinate and lead project review meetings.**
- **Issue open action items, progress, engineering and quality reports.**
- **Budget and Cost Monitoring.**
- **Ensure Beneficial Occupancy is achieved for early client's equipment arrival.**
- **Develop final inspection Punch List and supervise its execution.**

POST CONSTRUCTION



Make your project superior

“

They are incredibly familiar with construction in Mexico, something we aren't because we operate in another country. They saved us money, stayed on schedule and gave us tools to negotiate with suppliers by using data and analyzing it with their expertise and experience.

EGA is the perfect mix of project management skills, technical expertise, and knowledge of how local authorities work.”



John Dolan
Facilities Director
Daikin - Facility Expansion - Built to Suit

POST CONSTRUCTION



A project's true success is measured not only by its completion but by a seamless transition to full operation. Our post-construction phase is meticulously structured to ensure a comprehensive closeout, including thorough handover protocols, operational readiness assessments, and client training. This stage highlights the full value of our partnership, empowering you to confidently operate and maintain your facilities while cementing a legacy of trust and shared excellence.

- **Support in moving efforts from old to new site.**
- **Coordinate utilities and services start-up testing and ensure proper systems operation.**
- **Coordinate production equipment hook-up.**
- **Coordinate FF&E (Furniture, Fixtures and Equipment) installation**
- **Administrative close up of project.**
- **Issue final report (case study).**
- **Ensure complete delivery of closing documentation, including, among others:**
 - *Warranties*
 - *Operation and maintenance manuals*
 - *As Built Drawings*
 - *Quality reports*

MAKE YOUR PROJECT TRASCENDENTAL



Technologies that empower you

We offer a secure and online management platform for all types of construction projects that improve project communication and collaboration.



PROCORE

DOCUMENT CONTROL TOOLS

- RFI's
- Submittals
- Document Management
- Meeting Minutes
- Drawing Management

FIELD TOOLS

- Punch List
- Schedule
- Photos
- Daily Log

FINANCE TOOLS

- Prime Contract
- Budget
- Change Orders
- Invoicing



We continuously add valuable, strategic initiatives to the functionality of your project to ensure efficient results and allow you to make well-analyzed decisions.

OUR EXPERIENCE

INDUSTRIAL FACILITIES EXPANSION

INDUSTRIAL NEW FACILITIES

INDUSTRIAL TENANT IMPROVEMENT

CORPORATE OFFICES





INDUSTRIAL NEW FACILITIES

KOHLER®



Location

San Luis de la Paz, Guanajuato

Size

1,480,000 SF

Contract

Design and Build

Description

Construction of new production and administrative offices buildings in compliance with FM Global; exterior rooms; parking lots; internal roadways; process water and sanitary treatment plants; deceleration lanes and railroad spurs.

KOHLER®



Location

Juárez, Nuevo León

Size

760,000 SF

Contract

Design and Build

Description

Construction of a new industrial facility including a two-story office building, exterior rooms, guardhouses, parking areas and a new high-voltage substation. The facility was built in full compliance with FM Global Standards.



Location

San Luis Potosi, San Luis Potosí.

Size

1,660,000 SF

Contract

Design and Build

Description

Construction of two production buildings, offices areas, technical rooms, interior roads, parking lots and shipping yards. The facility was built in full compliance with FM Global Standards.



Location

Apodaca, Nuevo León

Size

150,700 SF

Contract

Design and Build

Description

Production building with administrative offices, parking lot and exterior areas.



Location	Chihuahua, Chih.
Size	350,000 SF
Contract	Design and Build
Description	Production building with administrative offices, parking lot and exterior areas. The facility was built in full compliance with FM Global Standards.



Location	Arteaga, Coahuila
Size	123,000 SF
Contract	Design and Build
Description	Production building with administrative offices, parking lot and exterior areas. The facility was built in full compliance with FM Global Standards.



Location

Apodaca, Nuevo León

Size

205,000 SF

Contract

Design and Build

Description

Construction of a new industrial building including offices and exterior rooms.



Location

Apodaca, Nuevo León

Size

172,600 SF

Contract

Design and Build

Description

Construction of a new industrial building including offices and exterior rooms.



Location

Monterrey, Nuevo León

Size

130,000 SF

Contract

Design and Build

Description

Construction of warehouse facility and office building.



Location

Guadalupe, Nuevo León

Size

200,000 SF

Contract

Design and Build

Description

Construction of an industrial facility featuring a storage area and 18,000 square feet of office space. The tenant had further enhanced the facility through the construction of specialized rooms and the installation of equipment.



Location	Apodaca, Nuevo León
Size	161,000 SF
Contract	Design and Build
Description	Production building with administrative offices, parking lot and exterior areas.



Location	Monterrey, Nuevo León
Size	387,500 SF
Contract	Design and Build
Description	Main shell and two story offices with MEP.



Location	<i>Apodaca, Nuevo León</i>
Size	<i>570,000 SF</i>
Contract	<i>Design and Build</i>
Description	<i>Warehouse as a regional distribution center with administrative offices.</i>



INDUSTRIAL FACILITIES EXPANSION

KOHLER®



Location

Juárez, Nuevo León

Size

200,000 SF

Contract

Design and Build

Description

New production building with offices areas. The facility was built in full compliance with FM Global Standards.

KOHLER®



Location

Juarez, Nuevo León

Size

310,000 SF

Contract

Design and Build. Scope splitted in different contractors

Description

New production building with offices areas. Parking Lots, guardhouses and railroad spurs expansion. The facility was built in full compliance with FM Global Standards.



Location	Chihuahua, Chihuahua
Size	15,300 SF
Contract	Design and Build
Description	Four-story tower with 18 spaces for varios activities such as: production laboratories, cold room, boiler room, compressors, tool room and electrical room.



Location	Camargo, Chihuahua
Size	109,300 SF
Contract	Design and Build
Description	Production building expansion, administrative offices, parking lot, exterior areas, FM Global full compliance, CTPAT requirements, One Green Globe certification.

PHILIPS



Location

SAN JOSÉ, COSTA RICA

Size

115,000 SF

Contract

Design, Bid and Build

Description

*Construction of facility expansion
increasing manufacturing and office
areas.*



INDUSTRIAL TENANT IMPROVEMENT



Location	Apodaca, Nuevo León
Size	215,300 SF
Contract	Design and Build
Description	Construction of production areas (2 cleanrooms), warehouse, and administrative offices. Implementation of MEP and HVAC systems complying with cleanliness, safety, and environmental requirements. Installation of Building Automation and Control Systems (BAS/BMS) for monitoring. Delivery of fully operational external rooms (substation, pumps, compressors, hazardous waste, etc.).



Location	Bogotá, Colombia
Size	60,000 SF
Contract	Design Bid and Build
Description	Shell improvements for the storage of ink products with very robust fire protection system for the applicaiton of flamable liquids storage and handling.



Location	<i>Querétaro, Querétaro</i>
Size	<i>190,000 SF</i>
Contract	<i>Design Bid and Build</i>
Description	<i>Tenant Improvements Project of a new building, includes warehouse, utilities, offices building and exterior rooms.</i>

CORPORATE OFFICES



Location

Mexico City

Size

15,000 SF

Contract

Design Bid and Build

Description

Construction of new offices in 2016 and remodeling in 2022



Location

Monterrey, Nuevo León

Size

68,000 SF

Contract

Design and Build

Description

Construction of new offices.



Location	San Pedro Garza García, Nuevo León
Size	10,000 SF
Contract	Design and Build
Description	Construction of new offices.



Location	Mexico City
Size	16,000 SF
Contract	Design Bid and Build
Description	Construction of new offices.

KraftHeinz



Location

Mexico City

Size

21,000 SF

Contract

Design Bid and Build

Description

Construction of new offices.

PHILIPS



Location

PANAMÁ, PANAMÁ

Size

50,000 SF

Contract

Design Bid and Build

Description

Construction of new offices.



CONFIDENTIAL
CLIENT



Location	Apodaca, Nuevo León
Size	16,150 SF
Contract	Design and Build
Description	Office expansion and furniture coordination.



Location	MEXICO CITY
Size	17,000 SF
Contract	Design Bid and Build
Description	Construction of new offices.



Andrés Nevárez
Business Development Manager
PHONE:
+52 (614) 342-1592
EMAIL:
andres.nevarez@egapm.com



Gerardo García
Director
PHONE:
+52 (81) 1910 2225
EMAIL:
gerardo@egapm.com



egapm.com

**ACHIEVING
yOUR
OBJECTIVES
SINCE 1986**