

# PROJECT MANAGEMENT

OWNER SERVICES

## DEVELOPMENT MANAGEMENT:

- › Entitlement Management – We will act as your liaison with the municipality throughout the master planning, use permit and design review processes including planning approvals and environmental review management (CEQA).
- › Due-Diligence – Our project management team will assist with pre-acquisition physical inspection and testing, feasibility analysis of building envelope, utilities, geotechnical, roofing, mechanical, electrical and plumbing systems.
- › Accurate Pre-Acquisition Cost Forecasting – We can perform conceptual estimating, detailed building systems cost analyses for projects of all sizes resulting in a full development budget. We focus on the cost reduction strategies at every step of the way.

## PROJECT MANAGEMENT:

- › Pre-Construction 1 – Our team will perform conceptual estimating including budget forecasting, project feasibility analysis and budget confirmation.
- › Pre-Construction 2 – We will develop project schedules identifying key tasks, critical activities, risk analysis, scope and project goals.
- › Team Development – We will handle the RFP process for Design/Construction for negotiated work including developing bid forms for competitive bidding. Our experienced team will evaluate vendors, review contractor bid packages, bid-level for best value and select appropriate contract for construction.
- › Design Management – We will manage design concepts through Schematic Design, Design Development and Construction Documents to ensure design is within approved budget.
- › Construction Management – Our experienced project managers will provide full management oversight monitoring and enhancing team communication during design, bidding and construction phases. We control construction quality, meeting the budget and on-time delivery of construction.

We provide leadership in the full range of pre-lease and project management services.

Some of Our Clients



# PROJECT MANAGEMENT

- › BROADREACH CAPITAL PARTNERS
- › PNC REALTY INVESTORS
- › SHORENSTEIN REALTY SERVICES, LP
- › UBS REALTY ADVISORS, LLC
- › ANICO (AMERICAN NATIONAL INSURANCE COMPANY)

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