



PROJECT MANAGEMENT SERVICES

Binswanger's comprehensive Project Management Group is a full-service organization, unique in that it provides service for all sectors of the construction industry. Each individual member of the group has the expertise to provide the owner/user with a single source from which an entire project can be coordinated.

The advantages of our single-source approach are:

- To control costs more efficiently. We manage the hard costs – the bricks and sticks – but pride ourselves on soft-cost management. Soft costs – expenses such as architects, engineers, consultants, permits, and insurance – are often the most effective area that our team manages budgets. Our expert guidance is most impactful at the start prior to trucks rolling onto your site.
- Our internal Quality Management Program ensures the client is thoroughly informed and has access to all aspects of the project.
- Instant access to all project data utilizing our computerized tracking system and personal contact/reporting guidelines established for all staff members. We are essentially “open book.”
- Have the expertise to make decisions solely to benefit the client and the project.

EXPERTISE AT EVERY STEP

The Project Management Group has an extensive background in balancing form vs. function, cost vs. aesthetics, architectural design vs. construction restraints, and time vs. money. We also give clients the flexibility to choose from a long list of management services to suit their individual needs.

We are proud to be part of a company with over 90 years of experience meeting the ever-changing needs of our clients with expertise, energy, and vision.

CONSTRUCTION PROJECT LIFE CYCLE

Project Management throughout each phase of a construction project increases the likelihood of a successful project. Our team has an extensive background in balancing form vs. function, cost vs. aesthetics, architectural design vs. construction restraints, and time vs. money. We also give clients the flexibility to choose from a long list of management services to suit their individual needs.



PHASE 1 PRE-DESIGN

- Site Evaluation Analysis
- Desktop Review
- Concept Development
- Permitting Requirement Review
- Local Utility Requirements Coordination
- Budget Forecast/Cost Estimating
- Baseline Schedule
- Government Incentive Review
- Specialty Code Reviews (Health, DOE, Environmental, etc.)



PHASE 2 PROJECT DEVELOPMENT

- Develop Project Plan & Critical Path Objectives
- Project Team Evaluations and Recommendations
- A&E/Contractor Bid Leveling
- Contract Negotiations
- Design Development
- Value Engineering Analysis
- Risk Identification
- Government Incentive Negotiations
- Identification of Long Lead Items



PHASE 3 PROJECT IMPLEMENTATION

- Finalize Scope of Work and Contracts
- Review Construction Documentation for Accuracy
- Procurement of Long Lead Items
- Coordination of Furniture, Fixtures, and Equipment (FF&E)
- Coordination of IT, AV, and ISP
- Set up of Field Offices
- Risk Management Plan Development



PHASE 4 CONSTRUCTION

- Construction Management
- Establish & Enforce Jobsite Safety Requirements
- Manage Schedule/Critical Path Analysis
- Quality Oversight
- Cost Management
- OAC Meetings
- Project Reporting
- Management of FF&E Vendors
- Management of Central Document Storage



PHASE 5 CLOSE-OUT COMMISSIONING

- Commissioning and Start Up
- Punchlist Oversight and Management
- Handover Close Out Documents
- Operations and Maintenance Training
- Move Management
- On Site FF&E Commissioning Assistance
- Final Inspection Consulting (DAAC, DOH, State, Elevators, etc.)
- Decommissioning of Existing Spaces



PHASE 6 FACILITY MAINTENANCE

- Maintenance Services
- Warranty Repairs
- Quality Assurance
- Continued Operational and Maintenance Support

OWNER'S REPRESENTATION

Binswanger as your Owner Representative can help the organization plan and execute successful capital improvement programs, from concept through completion.

Three key differences highlight the value of Binswanger as an Owner's Representative:



Comprehensive Understanding

- Understand the entire project from conception to occupancy, and serve a broader role on the project.
- Assist with the feasibility, cost, schedule, and quality to define the budget before engaging a design or construction team.
- Help in engaging designers and contractors, and communicate clear expectations around scope, schedule, and budget.
- Binswanger acts as an agent between designers, constructors, and the Owner to successfully manage the project



Insightful Guidance

- Act as liaison between designers and constructors and the Owner to coordinate the project and resolve issues and conflicts.
- Present all options to help make informed decisions through all the stages of the construction project.
- Binswanger's processes, procedures, resources, and technical expertise help guide the decisions that are right for the Owner and project.



Owner-biased Advocacy

- Binswanger, as the Owner's independent fiduciary, helps designers and constructors keep the budget and schedule on track.
- Protects the Owner's investment throughout every stage of the project within the program.
- Keeps the Owner informed on the project through successful completion.

CLIENTS WE'VE SERVED

cencora

Ardent
HEALTH SERVICES


ChristianaCare
AN ASSOCIATED PART


COMCAST

CONAIR

Disney

 **Kulicke & Soffa**

KOHLER

 **legrand**

 **MYONEX**
Formerly MYODERM

 **Penn Medicine**

 **SIG**
SUSQUEHANNA

SkyHarbour

SONY

UGI
CORPORATION

GAF

OUR TEAM



Tony Gattone
Senior Vice President



Bill McGuire
Senior Project Manager



Dan Yentz
Vice President,
Property Management



David Gyurina
Senior Project Manager



AnnMarie McMahon
Senior Project Manager



Devin Co
Project Manager



Malon Brown
Assistant Project Manager

The Binswanger Project Management team has over 100 years of combined experience with successful projects throughout the commercial, industrial, healthcare, and education sectors. The team possesses a multitude of skills in all aspects of a project—from estimating and design to facility activation, transition planning, and FF&E management.

Our project managers proudly adhere to the Binswanger core values to be innovative, have integrity, promote teamwork, and be compassionate with our client relationships. Our ability to listen to our clients' needs and translate them into project success is unmatched. We are an extension of your team and are committed to completing projects on time and on budget.

Contact us today to find out how we can put our experience to work for you!



Binswanger is a global leader in full-service commercial real estate. Since 1931, the company has been helping its clients—more than half of the Fortune 500—to realize their full real estate potential. Founded by real estate innovator and pioneer, Frank Binswanger Sr., the employee-owned company has long been known as the industry leader in the acquisition and disposition of industrial and commercial facilities around the globe.

Make Real Estate Your Competitive Advantage

Three Logan Square | Philadelphia, PA 19103 | 215-448-6000 | binswanger.com