



PROJECT MANAGEMENT SERVICES

Binswanger's Project Management Group is the division of Binswanger which responds to its clients' capital improvements. Whether it's a build-to-suite corporate headquarters, tenant improvements to new offices, manufacturing or warehouse facilities, the Project Management Group has the breadth of experience to ensure results that are on time and on budget. Our team-focused approach has made Binswanger successful in relating to all aspects of projects. Plus, the early implementation of our professionals in master planning, site selection, RFQs and RFPs, basis of design, schedules and budgets has translated to significant savings from both a hard and soft cost basis.

We have extensive experience in the following areas across many different real estate disciplines:



PROJECT SERVICES

- Site/Location/Market Analysis
- Due Diligence/Demographics
- Facility Studies
- Facility Management Studies



DESIGN MANAGEMENT

- Architect/Engineer Pre-Qualification
- Architect Selection Process
- Design Contract Negotiation
- Coordination of the Design Team
- Design Oversight



PRE-CONSTRUCTION PLANNING

- Definition of Physical Requirements
- Budget Preparation/Analysis
- Outline Specifications
- RFP Preparation
- Government Approvals/Permits
- Bidding Coordination
- Pre-Qualification of Contractors
- Construction Contract Negotiation



CONSTRUCTION MANAGEMENT

- Contractor Selection
- Conducting Weekly On-Site Progress Meetings
- Project Scheduling
- Contract Administration
- Bid Analysis/Recommendations
- Hard and Soft Cost Management
- Change Order Management
- Monitoring of Construction Schedule



BENEFITS WE PROVIDE:

- The Project Management Group's focus is to control costs. Early in the project life cycle, we can have the most impact on overall cost savings, however we pride ourselves on delivering savings to our Clients without compromise to the end vision set by the design team.
- The Project Management Group is free of conflicts of interest, unrelated to the professionals it manages and makes decisions solely to benefit the client and the project. When there are competing interests in a project, (as an example form vs function), we will serve as guide to our clients, giving pluses and minuses on the options presented, and our recommended course. This choice though is always left to the client for direction the project will take.
- We are a cohesive unit that prides itself on its Quality Management Program, an internal program that ensures the client is thoroughly informed and in control of its project.
- We provide open and instant access to all project data utilizing our computerized tracking system and personal contact/reporting guidelines established for all staff members.

CONTACT:

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ABOUT BINSWANGER

Binswanger, a global leader in full-service commercial real estate, has been helping its clients realize their full real estate potential since 1931. Founded by real estate innovator and pioneer, Frank Binswanger Sr., the company operates with the understanding that real estate has the ability to strengthen businesses and transform communities. The company offers a variety of services benefitting both owners and occupiers including global real estate brokerage, location consulting, investment sales, tenant representation, corporate advisory, strategic consulting and a variety of management services. Having worked with more than half of the Fortune 500, 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. For more information, please visit www.binswanger.com.

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