

As developers who are also building owners, we understand the unique challenges and opportunities that range from real estate development, including development agreement work, to construction, to restoration, to property management. The Gronen team guides our clients through complex processes and manages all aspects of a project.

We specialize in industrial, new construction, office buildouts, multi-family, and historic rehabilitation projects. A top priority is investing in where we live and incorporating a sense of place in all of our projects.

DEVELOPMENT

Our experience in design, construction, real estate ownership, and project/property management allow us to work through all aspects of every project.

Gronen has extensive experience in:

- Feasibility Analysis
- Due Diligence/Land Acquisition
- Estimating & Budgeting
- Finance Sourcing
- Historic Tax Credits
- Financial Modeling
- Site Selection & Entitlements
- Budgeting & Scheduling

PRECONSTRUCTION

Our full team works with the client through the entire preconstruction phase. From materials selection to schedule, value engineering to safety precautions—Gronen knows that collaboration and teamwork are the keys to success.

During this phase, our team will:

- Listen and understand the client's needs
- Define the project's Scope of Work
- Coordinate with consultants, architects, engineers, utility providers, contractors, etc.
- Define the roles and responsibilities of the Owner, Architect, and Construction Manager
- Identify and solve potential issues that could delay construction (i.e., material types, products, etc.)
- Solicit and select soil boring company (if required)

- Work with the architect on reviewing drawings to determine constructability
- Provide Value Engineering to reduce cost(s) and/or improve the schedule
- Solicit and recommend Mechanical, Electrical, Plumbing (MEP) Design Build Contractors
- Create project schedule (design, bidding, construction, etc.)
- Manage design team meetings with Owner, Architect, Structural, Civil, and MEP contractors
- Solicit pricing and make a recommendation for the best Building Contractors
- Provide a budget for construction at the end of Schematic Design and Design Development
- Create Front-end spec & bid packages
- Create subcontractor & supplier bidders list (review with Owner)
- Send plans and specs out to bidders
- Hold a pre-bid meeting with bidders
- Help answer questions during the bidding process
- Review and confirm bids, and interview contractors before final selection
- Analyze contractor qualification, award bids, draft and execute contract/sub-contracts, and evaluate further value engineering opportunities presented during the bid process
- Provide the Final Construction Budget after receiving bids from suppliers & subcontractors



CONSTRUCTION

At Gronen, we pride ourselves on excellent communication with the client throughout the entire construction process. We are highly accessible, and constantly creating solutions with you as a partner.

During this phase, our team will:

- Identify and obtain required permits
- Create a safe job site and conduct regular safety reports and walk-throughs
- Hold a Pre-Construction Meeting(s) with the Owner, Architect, and Contractors to ensure everyone is on the same page. Communicate the following: goals of the project, safety plan, timeline, communication channels, site staging, access route, dumpster location, barricade limits, submittals process, pay application process, post-construction paperwork, etc.
- Manage the entire construction process
- Handle the work per the latest budget and schedule
- Chair contractor meetings to discuss procedures, safety, progress, and scheduling
- Update the construction schedule and oversee the requirements of the contractors
- Coordinate the construction sequence and assignment of space in areas where the contractors are performing work
- Monitor the quality and performance of each contractor to ensure they meet the requirements of the plans and specifications and meet or exceed the Owner's expectations
- Monitor the approved budget estimate
- Maintain accounting records on authorized work performed
- Develop and implement procedures for reviewing and processing payment applications for progress and final payments
- Create, track, and manage Requests for Information (RFIs)
- Control cost of the work, including regular monitoring of actual costs for progress activities and providing projected estimates for uncompleted tasks and proposed changes
- The Construction Manager shall arrange for the delivery, storage, protection, and security of Owner purchased materials, systems, and equipment

- Coordinate Owner Training on the new building and its components
- Help create, distribute, and coordinate the punchlist
- Coordinate the final building inspection with local building department
- Collect and organize close-out documents: O&M Manuals, Warranty Letters, As-Built Drawings
- Provide close-out documentation to Owner
- Verify all subcontractors have provided final lien waivers and close-out documents before final payment

POST CONSTRUCTION

When the project is complete, we know the work isn't over. Gronen provides a number of important services to support a successful transition into regular operations.

- Operations & Maintenance Manuals
- Commissioning
- Training, Orientation, and Closeout
- Performance Metrics Testing
- 12-Month Warranty
- 24-Hour Attention
- Final Cleanup and Preparation
- Final Inspection and Walkthrough
- Delivery of Final Drawings and Documents

