



# SERVICES MENU

**BECHER**  
DEVELOPMENT SERVICES

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At Beecher Development Services our Services Menu should say "Whatever it takes."

Find Day Laborers to clean up a job site. **Done that.**

Learn how to program a lighting controls panel so the building runs more efficient. **Done that.**

Negotiate delivery conditions to a potential buyer. **Done that.**

Present a project at a neighborhood meeting. **Done that.**

Interview building engineers. **Done that.**

You can't possibly anticipate everything that's going to be needed for a successful project at the beginning, how can you expected to select all the potential services you might need when hiring an Owner's Rep. You don't want to be nickel and dimed for every service along the way, you want a partner that you know is going to handle it for you, no matter what comes up during the life of your project. Our services are less a menu and more of a guide to help you understand where you are in the process and figure out where Beecher Development Services fits with your project.

## Where are you in your vision?

1. Do you know what you want to build?

[Yes, move to question 2.](#) [No, Review Phase 1 Services](#)

2. Do you know where you're going to build it?

[Yes, move to question 3.](#) [No, Review Phase 1 Services](#)

3. Do you have an Architect?

[Yes, move to question 4.](#) [No, Review Phase 2 Services](#)

4. Is your design complete?

[Yes, move to question 5.](#) [No, Review Phase 3 Services](#)

5. Do you have a Contractor?

[No, Review Phase 4 Services](#)

## Phase 1: Site Due Diligence and Concept Analysis

Master Planning

Feasibility Studies

Project Due Diligence

Concept Development

Program Management

Programming and Pre-Design

Entitlements

Develop Building and Space Standards

Integrate Sustainable Design and Construction Team

Develop Conceptual Construction Schedule

Develop and Control Project Design Schedule

Develop Conceptual Estimate and Budgeting

Coordinate Utilities

## Phase 2: Concept/Schematic Design and Early City Requirements

Selecting Consulting Firms, Architects, Engineers, and Contractors

Control and Analysis of Budget and Schedule

Analyze Cost of LEED Construction Design Versus Standard Construction Costs

Maintain Building and Space Standards

Maintain Conceptual Construction Schedule

Maintain Conceptual Estimate

Provide Jurisdictional Navigation During the Planning and Building Permit Process

Coordinate Utilities

Negotiation of City and Utility Fees, Rates, and Incentives

Management of Design Team

Optimize Vertical Integration of Design and Construction During Design to Ascertain Significant Cost Reductions and Schedule Savings

Management of Consultant Contracts to Reduce Design Fees

Incorporate Lean and Occupant Productivity Principles Into Design

Maintain Project Design Schedule

Program Management

Formulate, Control, and Document Overall Project Process

## Phase 3: Design, Budgeting (GMP), and City Approvals

### Control and Analysis of Budget and Schedule

RFP, Interview analyze and help select the General Contractor

Bid Evaluation and Award

Negotiate the GC's contract

Analyze Cost of LEED Construction Design Versus Standard Construction Costs

Provide Jurisdictional Navigation During the Planning and Building Permit Process

Coordinate Utilities

Negotiation of City and Utility Fees, Rates, and Incentives

Optimize Vertical Integration of Design and Construction During Design to Ascertain Significant Cost Reductions and Schedule Savings

### Management of Design Team

Incorporate Lean and Occupant Productivity Principles Into Design

Maintain Project Design Schedule

Work with GC to Manage Bid and Buy-Out Process for

Selection of Sub-Contractors and Vendors

Management and Coordination of Owner-Purchased Items

Maintain Overall Project Process

Review Leases and Tenant Workletters for alignment with

Client goals, building conformance, and alignment with the Project's design and Construction

## Phase 4: Construction

### Control and Analysis of Budget and Schedule

Coordination of Project Closeout

Participate in Construction Administration

Participate in Building Commissioning

Audit and Reporting of Project Status and Cost to Completion

### Coordinate Utilities

Manage Construction Process

Management and Coordination of Owner-Purchased Items

## Phase 5: Operations

### Coordination of Project Closeout

Management and Coordination of Owner-Purchased Items

Leasing (for Commercial Offices)

Participate in Property Management Selection

### Coordinate Building Engineer training

Verify systems start-up processes

Collect Operations & Maintenance Manuals, Warranties and

Final Lien Waivers

## Phase 6: Disposition

If requested, Beecher Development Services can work with a Client in coordinating the inspection process of an asset with a potential buyer.

If Beecher was involved in the construction of the project our knowledge of the building can be value to your potential buyer as they inspect the building and evaluate the building systems

## Specialty Service: Disaster Recovery

### Formulate Repair Estimates

Schedule Repairs Around Facility Operations

Procure, Analyze, and Negotiate Repair Contracts

Document Damage, Estimates, Contracts, Invoices, and Warranties

Represent Owner With Insurance Company as Construction Expert

## Specialty Service: Process Development

Assess Growth Probability or Additional Space Needed

Create Process to Streamline Communication Between all project stakeholders, internal and external

The goal is to create predictable and repeatable results for all corporate real estate projects