



**CONSTRUCTION
MANAGEMENT
PROFESSIONALS**

Who We Are

At Pharos, we pride ourselves on being thoughtful leaders with genuine interpersonal skills which encourage collaboration, motivation, teamwork, and commitment amongst the project team.

With over 20 years of construction management experience, we have demonstrated knowledge and success across a broad spectrum of development and construction projects involving multiple product types and all phases of the construction process. We are critical thinkers, problem solvers, organized managers, and collaborative leaders.

Construction Expertise at Work for *YOU*

The Project Managers at Pharos have a diverse background with regard to project types. We manage projects from the lease negotiation phase through occupancy, specializing in:

- New Construction
- Development
- Build-to-Suit Construction
- Tenant Improvements and Relocations
- Interior and Exterior Renovations
- Re-Development of Existing Structures

We provide Construction Management Consulting Services for Property Owners, Tenants, and Real Estate Developers. Our target markets are Commercial, Retail, Industrial, and Education.



Our Construction Management Services

Conceptual and Pre-Lease Execution

- Architect and Engineer Selection
- Space Programming
- Scope Development
- Bid Package Preparation
- Conceptual Project Budgets
- Value Engineering
- Lease Document Provisions

Design and Pre-Construction

- Drawing Coordination
- Preliminary Budgeting
- Contractor Bid Process
- Negotiate with General Contractors
- Manage Project Documentation
- Zoning and Re-Zoning Process
- Permitting Process
- Utility Coordination
- Regulatory Agency Approvals

Construction

- Schedule Preparation and Management
- Site Inspections and Reporting
- Construction Meetings
- Change Order Management
- Vendor Coordination
- Cost Reporting
- Invoice Verification
- Punch List Inspections
- Warranty Management



Why do I need a Construction Manager for my project?

The construction process involves methodologies, vocabulary, building codes, and standards which are daunting to the uninitiated. We are your advocate and your teammate. We help you to navigate through the complex construction issues, allowing you to continue to focus on running your business.

Who is representing my firm during construction? Who is looking out for our best interests?

Pharos will get involved in your project in the earliest of stages of planning to help ensure that the budget is adequate for the scope of work. We help you to manage the architect, engineers, contractors, and various other vendors to avoid budget overages.

Our Clients

Pharos recognizes that each of our clients' needs are different. We tailor our services and fee structure to meet the specific requirements of each project.

We are happy to provide client references upon request. For additional information about Pharos Project Managers, LLC, please visit our website at www.pharosprojectmanagers.com or contact us directly.

Contact Us

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