

OCTOBER 2021

# Owners Representative

by Western LLC

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OWNER REPRESENTATIVE SERVICES

## THE WESTERN WAY



WESTERN VALUES



WESTERN SPIRIT



WESTERN COMMON SENSE

[More Information](#)


## Brad Henderson

CEO of Western LLC

[Contact](#)

Brad Henderson is the CEO of Western and is an experienced developer and construction manager with over 25 years in the real estate development industry. He has experience in a wide variety of building systems including aviation and aerospace, commercial/industrial, retail, medical, educational, multi-family Residential, and financial facilities. He specializes in aviation and aerospace real estate development including commercial terminals, MROs, FBOs, CFS facilities, SOD, airport/aerospace campuses, fuel farms, airport infrastructure, and air cargo facilities. Brad has completed projects spanning across the U.S. He received his Construction Management degree from Colorado State University.

## SCOPE OF SERVICES

Western, LLC is your strongest ally. Utilize our many years of experience in all aspects of the construction industry to achieve your highest goals. Let us be your advocate in any or all stages of a construction project. We are here to ensure the Owners best interests are represented in every decision throughout the project.

As your Owner's Representative, Western will ensure your needs are met and that the project comes in on time and under budget. Our role is to increase the quality while reducing the cost of your project. Western has the technical expertise in construction, real estate development, design and architecture to successfully manage relationships with general contractors, architects, construction companies, municipal authorities and financial institutions involved in the project.

Western will turn your vision into reality.

Benefits of hiring Western as your Owner's Representative include:

### PRE-CONSTRUCTION SERVICES

- Site acquisition assistance
- Pre-construction conferences with principals, including builder, to ease the owner's burden and to settle misunderstandings before construction starts
- Help focus on priorities and goals for successful completion of a project
- Ensuring the project meets local and municipal requirements
- Fielding request for proposals, bids and hiring vendors such as consultant, contractors, engineers, and architecture firms
- Planning/master planning, permit acquisition, contract administration

### MASTER DEVELOPMENT BUDGET

- Prepare and manage a Master Development Budget, for all project related costs and contingencies
- Comprehensive project and schedule management
- Eliminate mistakes and "start over's", thus keeping project on budget and schedule
- Design Management
- Furniture, Fixture and Equipment Planning and Installation Management
- Save you time and money across the project

### CONSTRUCTION

- Experienced construction management team
- Supply the planning, management, technical expertise and support to ensure successful completion of the project
- Contribute to streamlining the planning, construction and move-in processes to meet targeted completion dates
- Make recommendations in regard to specific issues and/or problems such as field conditions, site logistics and phasing of the work
- Recommend course of action to owner when contract requirements are not being honored.
- Regular inspections of construction site to verify percent completion and schedule satisfaction

### PROJECT MANAGEMENT AND CONTROLS

- Provide knowledgeable technical recommendations and support
- Managing conflicts within project entities and teams
- Interface with the architect, general contractor and subcontractors
- Ensure smooth collaboration and communication/reporting among all parties
- Provide quality control, scheduling, cost reduction and value engineering
- Notify owner of potential overages and how to cut costs

### PROJECT CLOSE OUT

- Manage Owner move in punch list
- Administer and close all contracts
- Manage warranty period

## LET WESTERN BE YOUR BULLDOG

We will ferociously guard your interests, and save you many multiples above our fee.

100% Quality Expectations Achieved    10-20% Overall Costs Savings  
 10% More Delivered Space    10-15% Shorter Overall Schedules  
 (Typical percentages, not guaranteed)