



32 WEST CONSTRUCTION CONSULTANTS

OVERVIEW AND SERVICES OUTLINE

WHO WE ARE:

32 West Construction & Consultants, (d.b.a. of Victor Properties, Inc.) is a locally owned and operated Construction, Consulting, and Owner's Representative firm. While specializing in Construction, Construction Consulting, Project Management, and Owner's Representation, we are also Commercial Contractors, fully licensed and insured company providing Management and Support Services in all phases of Construction Project Development.

PROMPT AND EFFECTIVE SERVICES

32 West Construction Consultants is one of only a few Construction Consulting, Project Management, and Owner's Representative firms in the United States dedicated to providing:

- High quality project management and outcomes
- Open and consistent communication
- Control of project budgets
- Adherence to schedules
- Exceptional quality, value, and client care.

OUR MISSION STATEMENT

Construction is our business! We are committed to "prompt and affordable service." We are a fully licensed and insured commercially rated construction firm. Our PROFESSIONALISM & ATTENTION TO DETAIL will be FANTASTIC, our SERVICE will be INCREDIBLE, and COMMUNICATION will be OPEN AND HONEST.

Moreover, we will strive to make our business relationship a meaningful and positive experience for everyone while saving you TIME and MONEY.

CONSTRUCTION CONSULTANT & OWNER'S REPRESENTATION

Undertaking a significant capital project comes with numerous inherent risks:

- Many moving parts are involved.
- A lot of money is at stake.
- Where should you spend money, and where can you save it.
- Projects are becoming increasingly more complex.
- Demanding of your time and resources from the owner.
- Each project is unique, differing vastly in terms of scope, objectives, budget, teams, schedules, and regulations.

This complexity requires a high learning curve, rendering it challenging for the Property Managers and Owners, even one with construction project experience to successfully execute their goals and objectives. In addition to that, the Property Managers and Owners already has a full set of responsibilities outside the undertaking of a construction project.

WE CAN HELP YOU

As your Construction Consultant and Owner's Representative for your building project, we can help you.

- Reduce your risk, and successfully turn your vision into reality?
- Mitigate your level of expense and the time-consuming process of hiring an expensive employee.
- 32 West Construction & Consultants have a specific set of skills, knowledge, and expertise to look out for your best interests and efficiently guide you through the planning, design, construction, and occupancy phases. Thereby ensuring a successful outcome.
- We represent the interests of the Owners and Property Managers with the sole purpose of achieving the Owner's goals and objectives.
- We act as the Owner's and Property Manager's eyes and ears and keep a pulse on the project and provide weekly project reports and immediate contact if necessary.
- Confirming the project meets the Owner's requirements, budget, schedule, and regulatory agencies guidelines.
- Establishing clear lines of communication and ensuring all team members are working towards achieving the Property Manager's and Owner's project goals and objectives.
- Maximizing the value of the Owner's investment, while minimizing the day-to-day oversight and involvement.
- We recognize where inherent risks exist and appropriately manage and mitigate these risks.

OUR SERVICES:

Our specific services vary based on a project's scope and the Property Manager's and Owner's requirements. Typically, we provide consulting, project management, and/or owner's representation oversight throughout all phases of a project including:

- To look out for the Owner's best Interests.
 - We are a member of your project team whose one overriding interest is to execute the Property Manager's and Owner's project goals and objectives. Our objective is to become an extension of the Property Manager's and the Owner's staff by:
 - Improved Risk Mitigation and providing Peace of Mind.
 - Making sure vendors are NOT exceeding budgets.
 - Evaluating, Confirming or Rejecting, Change Orders.
 - Maintaining Deadlines Targets.
 - Making sure vendors, suppliers, etc. follow regulatory requirements.
- Time and Money Savings. It is our job to help deliver a project on time and within the approved budget. We recognizes when project costs are too high or low and will look for opportunities where the schedule and budget can be brought back into line. Moreover, engaging our services means that you, the Owner, and Property Managers can continue its day-to-day operations without getting diverted by the project and losing focus on their other responsibilities.

- Enhanced Communication. We serves as the crucial point of contact, establishing lines of communication between architects, engineers, contractors, company employees, testing agencies, utility providers, municipal authorities, financial institutions, FF&E (Furniture, Fixtures and Equipment) vendors and other specialty consultants and third-party vendors. We facilitates communication between team members to ensure information will be shared in an efficient and timely manner. Moreover, we provides a streamlined process in which communication, and success, of all team members is encouraged, not hindered.
- Informed Decision Making. As an experienced construction expert, we can help explain complex issues, manage conflicts, and advise on matters that are outside of the Property Manager or Owner's sphere of knowledge. As your Construction Consultant, Project Manager, and/or Owner's Representative we can assist the Property Managers and Owners in making informed decisions that keep the project on track.
- The success of any project is ultimately dependent on the following:
 - Critical attention to contractor, subcontractor, supplier management
 - Focus on the project budget.
 - Adherence to timelines and schedules
 - Mandating the best quality
 - Maintaining open communication with all.

WHY SHOULD YOU RETAIN OUR SERVICES:

Engaging our services as your Construction Consultant, Project Manager, and/or Owner's Representative is the safest way to:

- Appropriately manage and mitigate the inherent risks involved in the project development and construction process.
- Maintain a professional presence during all phases of the project development process.

Working together with the Property Managers and Owners, we represents your interest with the sole purpose of:

- Executing your goals and objectives.
- Providing accountability among team members.
- Ensuring the project stays on track.
- Providing adherence to the project schedule.
- Maintaining the project budget from overruns and change orders.
- Devotion to quality goals and objectives.

For more information on our Construction Consulting services and how our firm can help support your vision and accomplish your goals, contact 32 West Construction Consulting visit us on the web at: www.32WestConstruction.com or call our offices at 813-251-2202.