The capabilities of Westerhaus Management are not only broad in scope, but practical in execution offering an array of services as the client’s representative throughout the entire commercial real estate transaction timeline.

Skilled in planning, design management, construction management, migration management and project close-out, Westerhaus Management can expertly manage every stage of your project from pre-development to occupancy.

Our areas of expertise include:
- Corporate Re-locations
- Retail
- Office
- Medical/Office
- Industrial
- Hospitality
- Mixed-Use
- Residential
- Building Condition Assessments
- Expert Witness
- Letters of Opinion
- Construction Loan Inspections & Draw Disbursements

Every project has unique situations requiring quick decisive decisions. This is where Westerhaus Management and our project management solutions can have a dramatic impact on the positive completion of your project. We manage and facilitate your project allowing our clients to make informed financial decisions.

Westerhaus Management can provide a wide range of project management services, while developing a healthy team environment with all the project participants delivering successful results.

Our mission is to deliver quality project management with the professionalism and expertise you expect from a seasoned project management firm.
**PLANNING**
The planning phase is the essence of a successful project. This is when the elements of time, deadlines and budget are determined. During this phase WM will:

- assemble design team
- negotiate design fees
- review design contract
- assist with defining needs and objectives
- assist with feasibility study
- review lease work letter
- assist with project conceptual budget
- develop initial schedule

**DESIGN MANAGEMENT**
The second phase applies elements of design to your criteria. WM will:

- review design submittals
- assist with voice/data design and procurement
- assist with FF & E design and procurement
- revise project budget
- adjust project schedule as needed
- assemble other consultants as required

**CONSTRUCTION ADMINISTRATION**
This phase involves the actual construction of the project. WM will:

- procure construction services
- review and approve construction contracts
- chair construction meetings
- review and manage the contractor’s construction schedule
- oversee scope and cost control
- review contractor’s draw requests
- provide quality assurance inspections

**MIGRATION MANAGEMENT**
WM will assist you and oversee the migration process as follows:

- FF & E installation
- telecommunications and data equipment installation
- telecommunications and data switching
- security system installation
- move coordination

**PROJECT CLOSE-OUT**
WM will assist you with close-out of the project in the following areas:

- develop a detailed construction punch list
- develop a detailed furniture punch list
- review as-built drawings
- final draw review and approval
- assist with warranty issues

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**TRANSACTION SERVICES TIMELINE**

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Photographs represent Principal project experience