



PDS@CHP offers independent, third-party construction and project management services, that is backed by a tremendous depth and breadth of knowledge, expertise and experience. It translates well for tenants building out new spaces, property owners and landlords renovating and repositioning assets, and businesses designing and constructing their own facilities.

## OUR SERVICES

The core capabilities and service areas of PDS@CHP include:

### Tenant Improvements

Managing the design and construction of tenant spaces, from small medical offices to full/multi-floor spaces.

### Core and Shell Construction

Project management for ground up construction in the industrial, office and education sectors, among others.

### Infrastructure Improvements

Base building electrical, HVAC, etc. (e.g. chiller plant, electrical switch gear, back-up generator, etc.)

### Asset Renovation and Repositioning

Managing all aspects of the improvements to reposition an asset: lobby redesign, new tenant amenities, wayfinding installation and unique strategies for executing a building expansion.

### Fee Development

Executing all aspects of ground up development, from developing a spec building to guiding a user in a land acquisition and build to suit development.

### Business Transition & Move Management

Coordinating all elements of a move, whether in the same building, within the city or within the region.

## OUR VALUE GUARANTEE

Our fee is subject to complete satisfaction of our clients. A client must always feel comfortable with the value being created as they relate to the fees being charged. If they are not satisfied, they can adjust our fee to the level they feel is appropriate and accurate. No questions asked. At CHP, we feel if we lay out the expectations, roles and responsibilities for both parties up front, then we will have a successful and rewarding partnership.



## **PDS@CHP** UNDERSTANDING THE ISSUES, CONFRONTING THE CHALLENGES

When undertaking a multi-faceted construction project, regardless its size or magnitude, you can't possibly know what you don't know. The **PDS@CHP** team is experienced at the things you don't need to know. We understand their importance and how to navigate them. It's what we do, every day for each client.

### **Consensus Building**

Presenting all stakeholders with the appropriate information to ensure that everyone is "on board" with critical issues and decisions and their implications.

### **Change Management**

Success demands experience and critical thinking when situations are encountered that require a new course of action to achieve the ultimate outcome for a project.

### **I.T. Integration**

Increasingly, IT is the backbone of any project; our team of experts ensure your IT needs—immediate and long-term—are factored into the project.

### **Reporting/Invoicing**

Using state-of-the-art tools, we offer full transparency and detailed processes for reporting all the financial matters associated with a construction project.

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Regardless the scope or magnitude of your project, look to the benefits that the experience, transparency and independence of **PDS@CHP** deliver.

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### **Budget/Cost Management**

We always have an eye to the budget and are adept at changing course, if necessary, to manage budgets and costs and offer viable solutions should the situation warrant.

### **Schedule**

We understand that timing is everything; thus, while managing the day-to-day project activities we're also looking at the bigger picture to see how scheduling shifts—whether caused by labor matters or product deliveries—impact the schedule.

### **Base Building Coordination**

We work closely with building ownership and management to align your space design and construction with existing building improvements.

