



Owner Representation.....

Summary

Owner Representation for project development is vital in maintaining established project schedules and budgets. Although the role of the Owner's Representative has been traditionally played by the Architect-of-Record on the project, it has become more and more common for the owner to retain a third party consultant to assist throughout the development process.

Representation Methodology

As an Owner's Representative and in providing project and construction management services on many complex projects, The Architectural Alliance Group has adopted some basic philosophies to ensure the successful completion of a project:

- Attacks each and every problem in an aggressive manner;
- Is well organized and can plan, direct and control the entire project;
- Is enthusiastic about achieving high design standards, budget control and schedule performance;
- Delegates duties and authority well;
- Communicates well with each person on the team;
- Motivates the players to perform so that the projects' goals are met;
- Has the ability to modify a project during the development process so that a client's changing goals can be met;
- Is results-oriented, keeping the final outcome of the project in mind at all times;
- Knows that it takes an entire team to accomplish the greatest possible results and gives proper credit;
- Listens well to all participants involved in order to clearly interpret their objectives;
- Ability to convince clients and team members of the right way for a project to proceed;
- Always aware of time constraints, knows how much time it takes to accomplish a task;
- Ability to manage multiple tasks without letting details of any one task to be overlooked, and
- Ability to find the answers for all technical problems and can converse intelligently with clients, team members and governing authorities.

The Architectural Alliance Group has successfully demonstrated each of these characteristics which have proven to provide great benefits in maintaining project schedules and budgets while also inspiring a well-motivated team striving for the best possible results.

Representation Services

Representation services can vary depending on the size, nature and complexities of a given project. A client's specific needs also weigh heavily on the extent of services necessary to facilitate the successful completion of a project. The following outline illustrates basic representation services provided by The Architectural Alliance Group:

- **Pre-Design Phase**
 - Project Administration

- Program Plan Evaluation
- Project Schedule Evaluation
- Project Budget Evaluation
- Evaluation of Owner Supplied Data
- Existing Facility Survey
- Establish Lines of Communication with Governing Authorities
- Establish Lines of Communication with User Groups
- Preparation of A/E Request for Qualifications
- Evaluation of A/E Statement of Qualifications
- Contract Negotiations with Selected A/E Firm

■ **Design Development Phases**

- Project Administration
- Programming / Design Meetings
- Coordination of Owner and User Supplied Data
- Coordination of A/E Team
- Design Document Review
- Building Code Review
- Project Scheduling
- Statement of Probable Costs
- Value Engineering

■ **Bidding and Negotiations Phase**

- Pre-qualify General Contractors
- Coordination of Bidding Materials
- Evaluation of Alternates and Substitutions
- Evaluation of Bids
- Construction Contract Agreements

■ **Post Construction Phase**

- Maintenance and Operations
- Start-Up Assistance
- Coordinate Record Drawings
- Coordinate Warranty Review

AAG Experience

The Architectural Alliance Group brings extensive experience in providing project representation and construction management services both in the public and private sectors. Over several years, AAG has provided a full-range of representation services on behalf of the State of Colorado overseeing the planning, programming, design development and construction on numerous multi-million dollar projects.

Whether a representative on behalf of the Owner, Developer, Architect or General Contractor, The Architectural Alliance Group acts as the “central-hub” for the flow of all project related information.

Client Needs

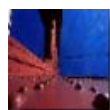
Although it is most common for The Architectural Alliance Group to custom tailor its representation services on a project-by-project basis according to each individual clients’ needs and desires, when requested, AAG is capable of providing full-time, on-site representation services.



Alternative
Dispute
Resolution



Litigation
Support
Services



Forensics



Risk
Management



Owner
Representation