



*Price Chopper Redevelopment*

## Introducing Bergmann’s Client Management Services Practice

Leading national architecture, engineering and planning firm Bergmann has developed a new Client Management Services (CMS) competency that will combine top-quality existing services into a single streamlined offering. This new practice will focus on managing a single project or an entire program from project inception through the facilities life cycle. By applying extensive construction experience and expertise, Bergmann professionals deliver better results for clients, cost-saving and risk management solutions, and long-term energy and operational efficiencies for facilities.

### Let us help you

Our team brings decades of construction industry and program management experience to every project. Contact us today to see how we can help you.

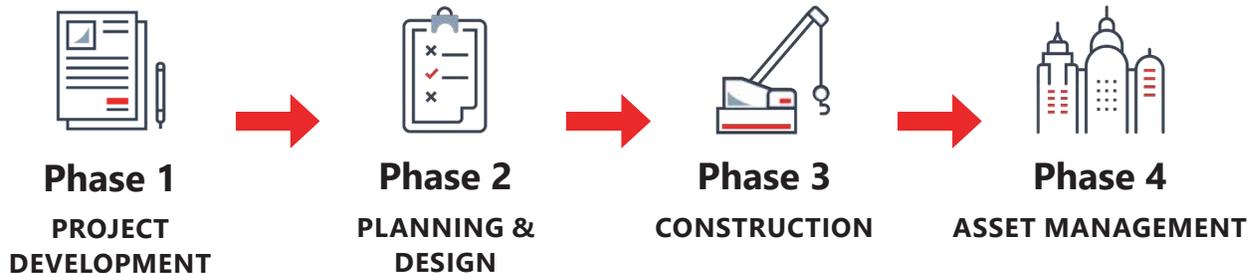
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## Creating Value for Clients from Project Development through Occupancy

As the single source partner for clients, Bergmann assesses their needs, develops the right program, designs the project and manages the entire process. This frees up clients’ time to focus on their business priorities. Once construction is complete, Bergmann ensures clients’ make the most of their assets through the long-term maintenance and operation programs for facilities. Bergmann clients have a single point of contact that understands the unique needs and processes associated with your project. Bergmann program managers ensure productive communications across all aspects of a client’s work with us. Most importantly, by leveraging decades of construction and design experience, the Bergmann team will be made up of problem-solvers who are dedicated to delivering more cost-effective solutions, as well as who live and work in the same communities as our clients.

## Client Management Services Lifecycle





## Related Project Experience



### TD Bank Net Zero Branch | TD Program

Designed the first Net Zero Bank Branch in the U.S. as part of the program that Bergmann has managed for five years. This branch produces as much energy as it consumes using a range of energy-efficient technologies.



### Eastman Business Park Master Planning

Bergmann provided campus master planning services, including environmental impact analysis, facility condition evaluations and zoning assessments. Recommendations on applicable economic incentive programs were also developed.



### Metro Diner Expansion Program

Bergmann led a national expansion program in 2017 and 2018 - completing 15 restaurants in six states over two years.



### Hayes Hall Restoration | University at Buffalo

Bergmann led the restoration of this award-winning higher learning facility that is performing to LEED Gold standards.



### McLaren / Sparrow Medical Office Building

Bergmann provided full-service architecture, building and site engineering for this medical office building. Services included cost estimating and programming on this project which brought the specialties of two hospitals together.



### Sunoco Program

Full-service architecture, engineering and program management for new prototype buildings and renovation sites throughout the U.S. as for more than nine years.



## Phase 1 PROJECT DEVELOPMENT

In this phase, Bergmann will help you make the key decisions that position your project or program for success. Bergmann has proven expertise in site selection, planning and incentive programs. Our professionals also have the knowledge and technology needed to assess your current facilities and help you identify the goals and objectives for your project.

### Project Development Services:

- Business & Economic Incentives
- Corporate Branding of Work Spaces
- Energy & Sustainability Strategies
- Program Needs Assessments
- Project Delivery Method Evaluation
- Facility Condition Assessment
- Facility Inventories and Audits
- Site Selection Analysis & Due Diligence
- Campus Master Planning



## Phase 3 CONSTRUCTION

A closely engaged advocate, on-site regularly, can have a tremendous impact on the final quality and cost of a project. In this phase, Bergmann professionals with a background in construction will be the client advocate to observe, verify and act on your behalf. While your Bergmann single point of contact keeps you up to date on the progress of your project, you can focus on your business.

### Construction Services:

- Owner's Representation Services
- Monitor Project Process & Quality Control
- Manage 3rd Party Services (Layout, Testing, Specialty QA/QC)
- Construction Administration
- Manage Project Startup & Commissioning
- Manage Completion of Punch List
- Manage Project Close Out & Documentation
- Represent Client on Claims or Disputes



## Phase 2 PLANNING & DESIGN

Bergmann is a recognized leader for architecture and engineering design services. In this phase, we'll apply that expertise, along with our construction and program management experience to create cost estimates, determine the best project delivery method and help select the right partners to execute the project. Acting as their Owner Representative, clients count on Bergmann to help smooth the approval and permitting processes and get projects off on the right foot in local communities.

### Planning & Design Services:

- Architecture & Engineering Design Services
- Visualization & 3D Design
- Owner's Representation Services
- Project Cost Development & Analysis
- Constructibility and Value Analysis
- Qualification & Selection of Construction Partner
- Municipal Approvals & Entitlements



## Phase 4 ASSET MANAGEMENT

The investment to build any project is significant, however the operations and maintenance cost over the life of a facility can far exceed the initial investment to purchase or build it. Bergmann professionals will help develop specific programs to minimize these costs over the life cycle of your facility, saving significant dollars, as well as ensuring your facility is properly maintained to extend the peak service life of your investment.

### Asset Management Services:

- Facility Documentation Program
- Facility Warranty & Inspection Program
- Facility Maintenance & Repair Program
- Energy Consumption Optimization Program
- Facility or System Renovation or Improvements



**BERGMANN**

# 1980

### Year Founded

Bergmann was founded in 1980 with seven employees.

# 400+

### Our Staff

We employ more than 400 professional and technical staff.

# >90%

### Repeat Clients

More than 90% of our work is from repeat clients.

# 224

### Engineering News Record Rank

We ranked 224 in ENR's Top Design Firm rankings for 2018.

# 99

### Architectural Record Rank

We ranked 99 in Architectural Record's rankings for 2017.

# 46

### Building Design + Construction Rank

We ranked 46 in the Top 100 Architecture/Engineering Firms nationally in 2017.



*Brookhaven National Laboratories*



*Dart Container Corporate HQ*



*Greece Ridge Mall Redevelopment*

## Nearly four decades of dedicated, client-focused service!

Bergmann is a nationally recognized architecture, engineering and planning firm with offices throughout the Northeast, Midwest and Atlantic regions. With more than 400 talented professionals who pride themselves on the highest level of integrity, dependability, ethics and quality of work, Bergmann has long been recognized as a trusted partner and advisor on projects ranging from commercial/retail to municipal/civic, transportation, research & manufacturing, water resources and workplaces.

### Our Vision

Delivering client success, creating opportunities for our people, and building our future.

### Our Values

- Our People
- Excellence
- Integrity & Ethical Service
- Teamwork & Collaboration

### Contact Us:

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#### NORTHEAST

ALBANY, NY  
BUFFALO, NY  
HORSEHEADS, NY  
ROCHESTER, NY  
SYRACUSE, NY

#### MIDWEST

GRAND RAPIDS, MI  
LANSING, MI  
SOUTHFIELD, MI  
TOLEDO, OH

#### ATLANTIC

CONSHOHOCKEN, PA  
JACKSONVILLE, FL  
PHILADELPHIA, PA