



Construction Feasibility & Design

New Facility & Expansion Feasibility Studies

We now provide planning & design services for health centers that are looking to enhance the efficiencies in their current facilities, or create new access points for care.

Our Consultants provide development and programming services to health centers that are in need of technical assistance to evaluate their existing real estate portfolio, existing leased space, and the operational readiness for new and or replacement facilities. We can help you to plan and manage your project. Here are some examples:

Interior Layout & Design Management

Conduct a **Market Assessment** and demographic analysis of a proposed area, site identification, investigating any municipal incentives, and the competitive advantages of a project or site.

Management of **Pre-Construction Activities** including construction phasing (any interim moves and logistics), temporary space (relocation), and necessary pre-design requirements.

Ownership Structures & Financing Options

Identify the current operational workflow problems and needs, and provide a **Preliminary Space Programming** that includes the right amount and type of space, alternative models for service delivery, as well as provide example site plans, floor plans, and renderings to help drive the discussion for future facility planning.

Construction Owner's Representation

Our **Financial Modeling** includes the estimated site costs, administrative costs, soft costs (engineering, planning & design), equipment costs, hard construction costs, site improvement costs, interior, cost of capital (interest carry, return on equity, and return on cost

- Financial Modeling includes the
- Estimated Site cost,
- Administrative Cost (Impact & Fees)
- Soft Cost (Engineering, Planning & Design, and other soft cost)
- Equipment Cost
- Hard Construction Cost (including Site Improvement Cost)
- Interior Construction Cost
- Cost of Capital (Interest Carry, Equity Requirement, Projected Mortgage, Return on Equity, and Return on Cost)
- Projected Rental Cost (if applicable, Rental Cost vs Owning)
- Debt Coverage Ratio (DCR)
- 10-Year Income Projection
- Terminal Capitalization Rate

Construction Project Management

As **Construction Project Manager** we can help you to review RFPs and awards and monitor construction to make sure your building is built according to specifications. We perform on-site inspections for quality of workmanship, quality of materials, conformity with plans & specifications, code compliance, on-site safety, project schedule vs. progress, change orders and general oversight of the construction project.

