



OUR 10 PHASE APPROACH

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Bergeman Group uses a performance proven 10 Phase Approach to project and construction management. By thinking in terms of phases, we can establish that the deliverables produced at the end of each phase meet their purpose, and that project participants are prepared for the next phase.

During each phase, we will request your input and involvement. We follow this approach so that all stakeholders are informed and feel confident that the team is working to achieve your goals, giving you peace of mind.

STAGE 01 PROGRAMMING

STAGE 02 PRE-CONSTRUCTION



1 PROJECT START UP

The start of our successful journey begins with a road map to ensure we reach our intended destination in a timely and efficient manner. Once under contract, Bergeman Group will proceed with the pre-construction and start-up activities for your project.



2 EVALUATION & DUE DILIGENCE

Our team will proactively work to identify areas that may require additional research, investigation or due diligence. When requested, written reporting may be included. This phase details the elements needed to define the scope of the project or evaluate your proposed project plan.



3 DEFINE PROGRAM & SCOPE OF WORK

The project scope is now refined to include the features, functions and items needed to achieve your project goals. This includes documenting inclusions and exclusions to the proposed scope of work. Once complete, the project scope is presented to the decision makers for approval.



4 DESIGN & BID DOCUMENTS

If a traditional design-bid-build project delivery method is chosen, our team will orchestrate the production of plans and specifications by design professionals. If a design-build format is chosen, we will produce a design-build manual to list project requirements.



5 COMPETITIVE BIDDING

During the bidding phase, we work with prospective contractors to obtain apples-to-apples bid offerings for the proposed scope of work. By thoroughly vetting and critiquing each bid, we advocate on your behalf by ensuring each bid meets project requirements.



6 CONTRACTOR ENGAGEMENT

After reviewing and analyzing the contractors' competitive bids, we organize and present them for your review. Once you select a contractor, we will coordinate with your key decision makers to develop an Owner-Contractor Agreement and negotiate the terms with the contractor.



7 FUNDING AND FINAL BUDGETING

Once a contractor is engaged, we assemble an updated project budget reflecting the final schedule of values. We use this budget to monitor the contractor's performance and provide budget updates, assisting with cash flow forecasting. We can also compile and present to you a list of funding options to help you fund your project.

STAGE 03 CONSTRUCTION

STAGE 04 PROJECT CLOSEOUT



8 PREPARE FOR CONSTRUCTION

We lead the project team prior to starting construction by confirming items such as permits, bonds, funding authorizations, required notices, meetings and owner communications have been completed before issuing Notice to Proceed allowing the contractor to start the work.



9 CONSTRUCTION

We act as your representative, advocating for you during the construction phase. Our team monitors the construction budget, project details, the contractors' progress, quality and overall performance. During construction, we strive to minimize the inconveniences often associated with construction activities.



10 CLOSE-OUT

Upon project completion, we provide a record of the project, including key documents, drawings, specifications, the final budget, and applicable warranties and guarantees from the contractor. We also provide a brief satisfaction survey for you to share feedback about our performance.



At Bergeman Group, we apply our Construction Management experience to all the services that we offer, delivering sustainable and responsible solutions to our clients. By engaging our team on critical projects, our clients benefit from our knowledge and advocacy, positioning them for a successful project.



PROGRAM MANAGEMENT

PROJECT MANAGEMENT

DESIGN CONSULTING

DISPUTE RESOLUTION

QUALITY MONITORING

PROPERTY DEVELOPMENT

CALL US FOR A FREE INITIAL CONSULTATION 833.588.0888

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