

We are a **certified MBE/DBE business** acting as advisors to the world's leading architects, engineers, developers + owners on major construction projects across all sectors

DHARAM
CONSULTING

Projects often suffer from over optimism or pessimism in what is realistic and achievable. One of our most valued contributions is our ability to bring a balanced and independent viewpoint.

ABOUT US

We are an experienced independent construction consultancy and we concentrate on doing what we do best - providing an intelligent, objective perspective which goes beyond measuring and pricing - delivering the highest quality pre-construction services, cost and budget management, risk, schedule, logistics, and procurement advice to clients.

Project benchmarking, market intelligence and data analytics support our services. We are a certified Minority Business Enterprise.

Our services are based upon strong relationships and trust, and our professional advice is grounded in a fundamental understanding of what matters to the project owner, architect and other stakeholders on a high-quality hospitality, commercial + masterplan project, enabling our clients to deliver their vision.

Qualified + experienced: Directly employed team, experienced in providing cost advice on complex projects and a track record of successful project delivery.

Quality control: Rigorous processes ensure our advice always serves a purpose and enables informed decisions. Our reviewers are sector specialists.

Depth: We combine local presence and market knowledge with international experience. Our team has a strong understanding of construction management and consultancy, as well as specialist A/S & MEP services.

Local presence + international knowledge: Research and analysis of local cost drivers provides guidance on cost and the future of the construction marketplace wherever our projects are located.

Collaborative + supportive: Business culture where knowledge sharing and feedback are encouraged. We work closely across all our offices.

Data analytics + benchmarking: Extensive data analytics and benchmarking using our cost database. Also includes monitoring and analysis of market trends, their impact on design considerations and the cost of capital investment. We integrate real-time cost and bid submission information, delivering a 'LIVE' cost, schedule, cashflow, and management consultancy service.





OUR SERVICES

We understand the dynamic relationship between **budgets, program + quality**, and we have the experience and ability to enable our clients and design teams to make informed decisions, connecting their vision with the project's budget and schedule constraints.

Our consulting service is not only specifically designed to provide qualitative cost information in each key project stage, but also advice on constructability, risk and contingencies, sustainability, procurement, scheduling and whole-life cost, in order to enable our clients to effectively plan, control and manage the cost of construction and optimize resources.

We staff projects with dedicated consultants who will follow through from start to finish, enabling project control, progress facilitation and risk management solutions best suited to our client's projects. As an objective third-party expert, we ask the critical questions for identifying and mitigating risk. We will always seek solutions that will support project success.

We have worked with high profile Architects and established project owners across the USA and internationally, and have an extensive database of current and historic projects covering both new build and renovation work.



Cost Management: We deliver construction cost certainty, guiding our clients through key design stages and support the optimization of resources. Not only do we provide procurement, constructability and whole-life cost advice, but also undertake design and alternative options, as well as scheduling reviews that can maximize value. We have an extensive practical knowledge of analyzing and mitigating risks.

Budgets + Viability: We provide our clients with effective decision making and overseeing tools best suited for their projects, including "live" cost modelling and benchmarking, establishing cost effective budgets considering scope, program + location and optimizing project resources. Our services include business case and funding requirements development, as well as strategic risk impacts. We advise on and negotiate change orders defending our clients' interests.

Cost Estimation: We enable architects and designers to deliver their vision within the budget and schedule constraints of their clients. Our experience, market intelligence and data analytics deliver accurate benchmark costs. Our services include cost modeling, in Uniforamt CSI and by program, bifurcating cost elementally, by trade, and by function, as well as providing fully priced, quantified, reconciled estimates.

Consulting Services: We apply our collective knowledge and experience to provide effective project control, risk and value management solutions, as well as construction economics, which enable clients to address their market challenges and opportunities, technical feasibility and constructability issues, focus on risk mitigation, and meet their sustainability goals.

OUR APPROACH

TO COST MANAGEMENT AND BUDGET ADVISORY

We understand that a key measure of success of any construction project is its ability to deliver value for money in the eyes of those who commission, fund, design and occupy the Building.

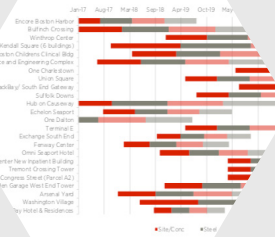
Pre-Construction Phase Services

Local market + pricing expertise

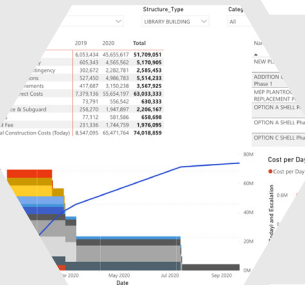


Data Analytics + Benchmarking

SOURCE OUTLOOK 2017 - JANUARY 2023



Budget Setting + Development



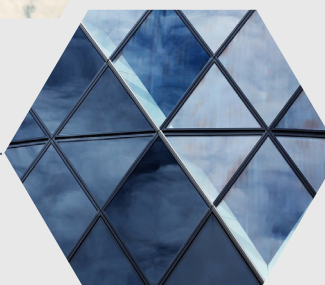
Target Cost Design, Risk, Schedule + Cash Flow Management, Life Cycle Costing



Change + Contingency Management



Account Management + Project Controls



We have our finger on the pulse of market conditions and pricing in the locations where we operate. This enables design teams to source and utilize the most cost-effective solutions, which does not always mean recommending the 'cheapest' option as we will demonstrate the need to take into consideration lifecycle costs and sustainability requirements as part of the decision-making process. We research and analyze local cost drivers and provide guidance reports to clients on the future of the construction marketplace wherever our projects are located.

Our data collection and analytical approach is the backbone to our advisory service. We have a comprehensive project database of hospitality, commercial, marine and masterplan projects that integrates real-time cost and bid information, enabling our team to deliver a 'LIVE' cost, schedule, cashflow, management consultancy service.

DharaMETRICS is our specialist model that helps analyze design data and design driven metrics from historical projects. It assists in the benchmarking of costs and specification criteria over all estimating phases, informing design choices and options appraisals. Using cost data and specification metrics combined with location, massing and stacking we can advise on appropriate target budgets for any building type.

We protect our clients' interests while focusing on an integrated approach to deliver the project. Our services cover the entire lifespan of a project, from selecting the consultant team and coordinating the bidding phase through to reviewing work progress, preparing client reports and certifying completion. We advise on cost control and change management, including the tracking and monitoring of scope and budget changes.

Dharam has significant experience in the provision of project controls services, including account management, Project Management System evaluations and integrations, project cost trend analysis and reconciliation, funding transfers and project close-outs.

OUR EXPERIENCE

A TRACK RECORD OF SUCCESSFUL CULTURAL PROJECTS DELIVERY

The following highlights a selection of our team's experience



Sylvan Theatre at the Washington Monument | Washington, DC | Weiss/Manfredi + OLIN

Extending from the heart of the National Mall, a rejuvenated Sylvan Theater and Sylvan Grove restores the tree canopy that inspired the name of the original theater nearly a century ago. The new grove and terraced lawn define an amphitheater landform, where a wide range of performances and events can be seen against the stunning backdrop of the Washington Monument. The uppermost viewing terrace, a tree lined "balcony," continues across the roadway as a pedestrian bridge that crosses traffic and descends to the water's edge, linking the Mall to the Tidal Basin.



Collin County Performing Arts Center | Collin County, TX

This proposed 2,100-seat performing arts facility will be located in the midst of a 120-acre landscaped site that will be developed as an arts park that includes a 4,000-seat amphitheater. The main performance hall will be approximately 118,000 SF will be surrounded by a lobby enclosed in glass. Located off the lobby on all sides and at each level will be a series of three rooms. These rooms circle around the performance hall and include a community room, donor room and art gallery. In 2012, the cities of Plano and Allen decided not to move forward with this project due to lack of funding.



The Park at Expo Idaho | Boise, ID | PORT Urbanism

The Park at Expo Idaho transforms a former racehorse track into an 88-acre riverside park that prioritizes urban biodiversity, year-round active recreation, and nature-based play. The park is envisioned in two regions — the Heart of the Park and the Lowlands. The Heart of the Park is a 25-acre area of intensive active recreation, fitness, and play, as well as a venue for events and education opportunities. Complimenting the Heart of the Park are over 60 acres of parkland devoted to the lowlands, a nature-based recreation landscape that prioritizes high ecological value and expanded urban biodiversity. Dharam is providing a fully detailed cost model.



Los Angeles County Museum of Art (LACMA) | Los Angeles, CA

The renewal of the existing Los Angeles County Museum of Art involves phased demolition of existing buildings and construction of a new 430,000 SF building atop the existing building's plinth level. The cost estimate includes new construction, renovation within existing spaces and limited site works.



Orange County Museum of Art | Costa Mesa, CA | Morphosis | 53,000 SF

This project is a museum in Costa Mesa, CA. The museum includes exhibition galleries, a multi-purpose education hall, a roof terrace, event spaces, a museum store, a café, and administrative and support spaces. The intricate curves of the museum's exterior are its signature gesture. A distinctive facade featuring undulating bands of terra cotta wraps around the building and continues inside, beckoning visitors to enter.



Sacramento Community Theater Additions and Alterations | Sacramento, CA

Renovation to the existing Theater of approximately 80,000 SF and construction of approximately 59,000 SF of new space. Phase 1 encompasses the renovations of the Orchestral Hall, expanded lobby areas, additional restrooms, and a new terrace area. Phase 2 encompasses the renovation and the new construction of the back-of-house.



Skagit Valley Performing Arts and Convention Center | Mount Vernon, WA

A new 34,718 SF building housing both theater and convention / conference facilities. The building will be situated on an existing parking lot on the Skagit Valley Community College campus.



Vineyard Theater Renovation | New York, NY | Envoie Projects LLC | 12,866 SF

This project is a renovation with upgrades to the lobby & public entrance space, theatre support spaces, technical infrastructure & equipment, and acoustic performance, all while enhancing the theatre's space and flexibility to create an artistic home for daring artists, and to nurture their unique voices.



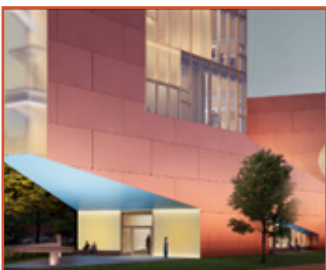
The National Black Theatre | New York, NY | Marvel Architects | 24,385 SF

This project is a construction of a home for the National Black Theater in New York, NY. The National Black Theater is developing a 20-story mixed-use building that includes residential units, an event space, retail, and the home of the National Black Theater on floors three through five. National Black Theater's portion of the development includes a ground floor lobby, event and theater space on the 3rd and 4th floors, office space on the 5th floor, and back-of-house spaces in the cellar.



Edmonds Center for the Arts Additions and Alterations | Edmonds, WA

Renovations to the existing auditorium and back-of-house area, and a 5,874 SF of addition on the campus of Edmonds Center for the Arts. Minor interior work at the gymnasium locker room is also included.



UPenn Student Performing Arts Center | Philadelphia, PA | Steven Holl Architects | 38,637 SF

This project is a six-story Performing Arts Center in Philadelphia, PA. The Performing Arts Center houses a state-of-the-art theater seating 450 people, auditorium space, several rehearsal studios and flexible spaces, and theater support spaces. The structure has an extensive green roof system.



Holy Cross Performing Arts Center | Worcester, MA | DSR | 80,000 SF

The project is a performing arts center on the campus of the College of Holy Cross in Worcester, MA. The project includes a large Proscenium to smaller venues such as the Studio Theater and Multi-Use, performing spaces to mix with the public areas in the Beehive and Art Gallery, and Outdoor Garden.



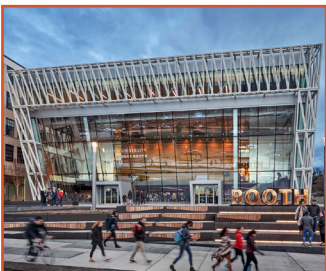
Theatre Squared | Fayetteville, AR | Marvel Architects | 50,000 SF

This project is an entertainment venue that houses the professional theater company Theater Squared. The venue includes a state-of-the-art theater seating 280 people and a flexible black box theater that seats 99. The main building, which has three levels, also has rehearsal space, staff offices, and on-site design workshops. A separate building has eight guest artist apartments.



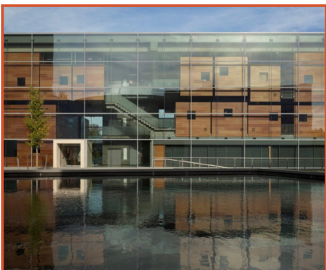
The Shed | NYC, NC | DS+R | 200,000 SF

A new 200,000 SF cultural and performance venue at the heart of the Hudson Yard development, connected at one end by a residential tower and adjacent to the High Line. Provided early phase business case capital cost advice, budget setting, negotiations with Related Property, as well as Concept Design to Construction Document cost estimating, ongoing cost and risk support and value engineering to optimize design and scope.



University Theater | Boston, MA | 75,000 SF

This project is a theatre complex that includes the Joan & Edgar Booth Theatre and the College of Fine Arts Production Center, two state-of-the-art multi-functional facilities with support spaces; faculty offices and studios for teaching lighting, sound, costume, and scenery design, as well as producing student theatre; a two-level subsurface parking garage; and a landscaped plaza fronting Commonwealth Avenue.



Lewis Center for The Arts | Princeton, NJ | Steven Holl Architects | 135,000 SF

This project is a performing arts and education center comprising a Black Box Theater, a large dance studio, music practice rooms, and classrooms.



Southampton Theatre & Cinema | Southampton, NY | Marvel Architects | 31,650 SF

This project is a renovation of the existing Theatre, and Cinema, including performance spaces, lobby café, admin, rooftop restaurant, and screening. It has a hybrid venue that is convertible into a performing art space with a stage for live performances. The building allows for multimedia performances and uses including film, music, and live performance.

Cultural projects are diverse, unique and complex, not only because of the need to meet technical demands, but also because the facility itself is the basis of a successful venue that satisfies the varied needs of clients and stakeholders. At **Dharam Consulting** we have a full understanding of delivery methods, technical and commercial challenges. Projects typically are designed to be aesthetically pleasing yet have to fulfill all the required functions that take place within, including visitor circulation, sound requirements, space efficiency, safety and security. We use our skills to carefully manage risks and exploit opportunities to help our clients deliver successful projects that meet their expectations and those of their stakeholders.

Our team is experienced in working with top tier clients, including developers, designers and architects, as well as specialist arts and cultural consultants on a variety of projects incorporating a wide range of technological and sustainable solutions.

Our cost and risk management services provide specialized expertise across the project life cycle to reduce client risk and improve stakeholder value. Throughout planning and procurement, we establish cost effective budgets to inform clients funding requirements and the business case; analyze risks and review mitigations; assess regulatory requirements, provide design review oversight, assess schedule and project costs, provide procurement and bid management advice, including due diligence.

Contract management is essential for project success from the pre-operative state until asset transfer. Post contract we provide commercial management services, monitoring contracts throughout the project phases, ensuring continued performance and the delivery of project value for money.



Theatre for a New Audience | Brooklyn, NY | H3 Hardy Architects | 28,000 SF

This project is a 299-seat, 28,000 SF Theatre for a New Audience's home in Brooklyn, NY. The new theater houses an auditorium with flexible seating arrangements to suit the round, thrust, and proscenium stages; rehearsal space that can serve as a stand-alone black box theatre; and support spaces including offices and a café. This project is LEED Silver. Full cost management service from concept through the construction document phase was provided.



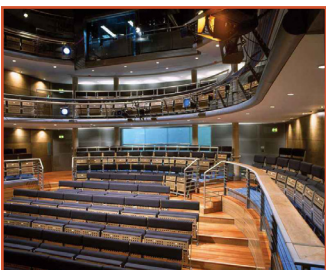
Lenfest Center for the Arts | NYC, NY | Renzo Piano | 63,000 SF

This project is a facility for Columbia University's School of the Arts. It houses the Miriam and Ira D. Wallach Art Gallery; the Katharina Otto-Bernstein Screening Room for film; a flexible performance space for theater, music, dance, and cross-disciplinary productions; and a flexible presentation space for educational purposes. The Lenfest Center is built directly above the Campus Central Energy Plant. A facility that provides mechanical and plumbing services to the Manhattanville campus.



Laban Dance Center Deptford Creek | London, UK | Herzog & De Meuron Architects | 88,000 SF

This project is the largest school for contemporary dance in the world, and one of Europe's leading institutions for contemporary dance artist training. The curving facades are clad in transparent or translucent glass panels.



Royal Academy of Dramatic Arts | London, UK

This project is, arguably Britain's most prestigious drama school, have celebrated its centenary year with the completion of an award-winning, state-of-the-art building. It contains workshops, rehearsal rooms, and other support facilities, plus three theatres and a foyer/bar where, for the first time at RADA, the public can meet the future stars of stage and screen.

Dharam Consulting is an Independent Construction Consultancy specializing in providing proactive and value adding Cost and Risk Services that contribute towards successful outcomes for our clients and their projects.
(A registered MBE/DBE company)

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Project benchmarking, market intelligence and data analytics support our services. We are a certified Minority Business Enterprise. We have a deep understanding of the critical cost drivers and the administrative realities of working on Government projects. One of our most valued contributions is our ability to bring a balanced and independent viewpoint.

Our services are based upon strong relationships and trust, and our professional advice is grounded in a fundamental understanding of what matters to the project owner, architect and other stakeholders on a high-quality federal or publicly funded project, enabling our clients to deliver their vision.

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