

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.

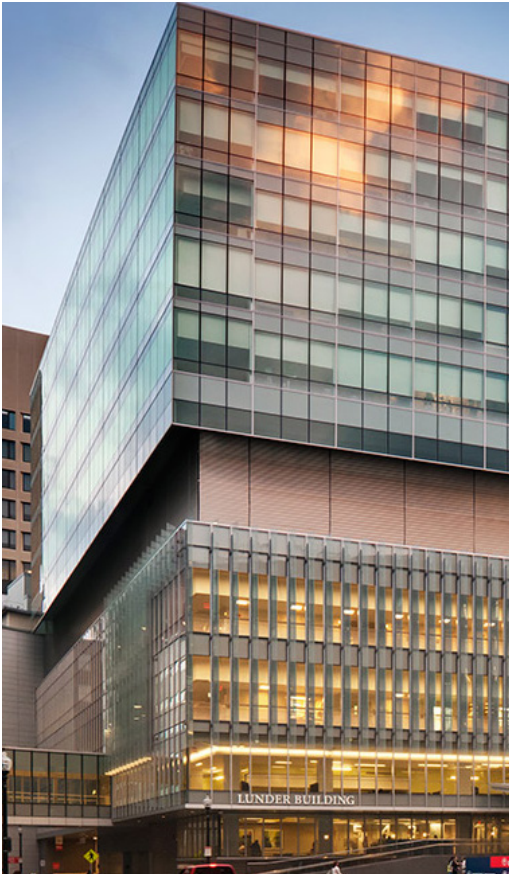
Depth: We combine local presence and market knowledge with international experience. Our team has a strong understanding of construction management and consultancy, as well as specialist A/S & MEP services.

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.

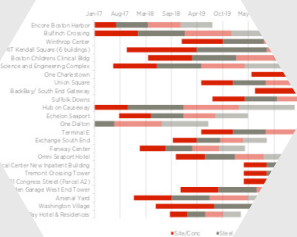
Pre-Construction Phase Services

Local market + pricing expertise

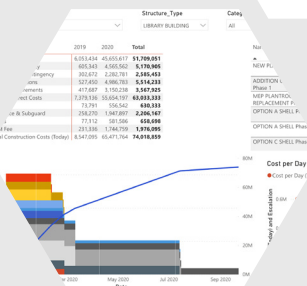


Data Analytics + Benchmarking

SOURCE OUTLOOK 2017 - JANUARY 2023



Budget Setting + Development



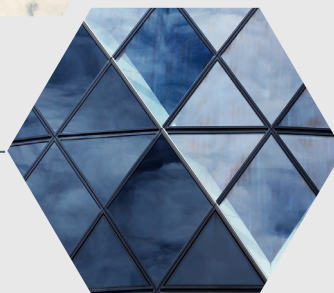
Target Cost Design, Risk, Schedule + Cash Flow Management, Life Cycle Costing



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.

DharamMETRICS 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 HEALTHCARE PROJECTS DELIVERY

The following highlights a selection of our team's experience



Columbia University Irving Medical Center (CUIMC) | New Research Building - Berrie Expansion | New York, NY | 81,860 SF

This project is a new 9-story expansion with extensive net-zero goals. The project scope includes one ground level, six levels of labs, one level of vivarium, office space, one level of mechanical room, and renovation of the existing Russ Berrie building lobby.



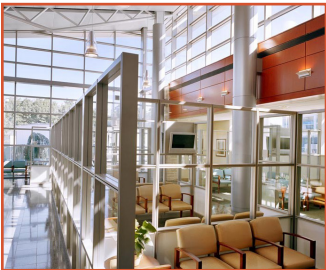
The Children's Hospital of Philadelphia | Philadelphia, PA | CHOP | 315,584 SF

This project is Phase II of a multi phase brown field site Master Plan Expansion for the hospital which is intended to span over ten years and represent a critical element of CHOP's overall strategic business plan.



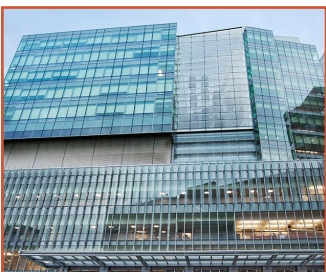
New Clinical Building, Johns Hopkins Medical Centre | Baltimore, MD | John Hopkins | 1.5 M SF

This project is a New Clinical Building (NCB) at John Hopkins Medical Center consists of the design and construction of Adult Cardiac Critical Care, Pediatric and Maternity Hospital on the site of the existing Johns Hopkins Hospital in Baltimore, Maryland.



Lenox Hill Center for Comprehensive Care | NYC, NY | North Shore LIJ Health System | 160,000 SF

This project is a landmark building, located on the west Side of 7th Avenue between 12th and 13th Streets, includes the first free-standing, around-the-clock Emergency Department in the New York metropolitan area; a full-service Imaging Center featuring digital x-ray, computed tomography (CT), magnetic resonance imaging (MRI) and ultrasound, and a specialized ambulatory surgery facility focusing on interventional treatments for the sick and elderly.



Massachusetts General Hospital Building for the Third Century | Boston, MA | NBJJ | 530,000 SF

This project is a construction of a building with 10-story superstructure and four subterranean levels construction through an up-down construction process. Functions of the hospital lead to the design of the spaces in an efficient and comfort driven environment.



Health Science + Laboratory facilities are diverse, technically complex and MEP intensive projects that can be expensive to build, operate and maintain. At Dharam Consulting we have a full understanding of delivery methods, technical and commercial challenges. Delivering lab projects needs to consider multiple - sometimes competing - things, including space efficiency, safety and security, cost, current and future research needs, regulatory and operating standards. 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, including the scientific user community.

Our team is experienced working with top tier clients, including developers, laboratory designers and architects 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.

We recognize that contract management is essential for project success from 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.



Women's Pavilion, Obstetrics Inpatient | New Hyde Park | North Shore LIJ Health System | 350,000 SF

This project is a hospital expansion that includes the addition of 130 beds, operating suites, C-section suites, and MRI suites



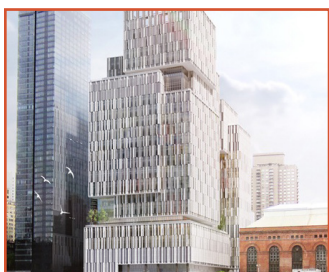
Stamford Hospital South Expansion | Stamford, CT | WHR

This project is an expansion that consists of an 11-story building including an emergency department, surgery, heart and vascular program, a 24-bed ICU and support services in the lower four floors. The top seven floors includes private patient beds, replacing a majority of existing beds on the campus. Significant site and infrastructure upgrades include a new central utility plant.



Suburban Hospital Addition | Bethesda, MD | John Hopkins | 300,000 SF

This project is a hospital addition. The construction of hospital addition comprises a new main entrance and lobby for the hospital, Inpatient facilities, a surgical suite with 15 new ORs together pre and post OP facilities, Physicians' offices, together with Central Sterile Processing, Satellite Pharmacy and Pre-Admission Testing. An initial phase also includes enabling civil works and a parking garage.



Memorial Sloane Kettering Cancer Center, CUNY Hunter College Project | NYC, NY | Perkins Eastman/Ennead | 1M SF

This project is a facility to jointly occupied by MSKCC and CUNY Hunter College with a total project area of over 1 M SF. Program areas includes Out-Patient Bone Marrow Transplant unit and office practice space, endoscope screening suites, radiology, clinical and pathology labs, pharmacy, chemotherapy/ infusion suite, family and patient waiting areas, a resource library, classrooms and support space.



Brigham & Women's Hospital, Infrastructure Projects | Boston, MA

This project is a lead for preconstruction services for Leggat McCall and BWH on their backfill renovation. Space includes, wet lab, dry lab and office space for Brigham and Women's research and support. Other project involves Live AHU replacement project at 221 Longwood, consisting of installing a new 40,000CFM AHU into the live basement mechanical room. New electrical infrastructure upgrades, are installed to accommodate revised load requirements.



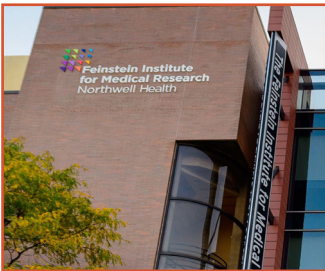
Winchester Medical Centre, North Tower Expansion | Winchester, VA | 353,000 SF

This project consists of three main elements: an addition that includes a new Women's Services entrance, expanded emergency department, 10 LDR Labor & Delivery service, 30 bassinet NICU, 20-bed observation unit, and a 48-bed ICU; a new heart and vascular center (approximately 52,000 SF); and the relocation of the clinical lab to a new addition located on top of the existing hospital.



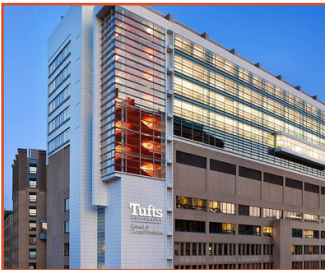
Royal London Hospital | London, UK

This project is a provision of lead quantity surveying services for general contractor building new wing for Royal London Hospital in central London. 300 M contract value responsible for managing the project controls; including sub-contractors, contract setup and management, all change order accounts, monthly cost reports and final account settlement and negotiation.



Feinstein Institute for Medical Research | Manhasset, NY | North Shore LIJ Health System | 67,567 SF

This project is a 5-story addition to an existing research and development facility that expands pharmaceutical testing and integrate basic science and clinical research facilities for cancer therapies and rheumatoid arthritis initiatives. Program areas includes laboratories, conference room facilities, and office space and exam rooms.



Tufts Medical School | Boston, MA

This project is a lead for 200 M preconstruction services Masterplan. Project review includes over 60 M of MEP infrastructure upgrades, 50 M of core upgrades, and 90 MM for future fit out planning including significant wet lab and support elements, departments of public health fit out, Gross Anatomy fit out.



University Hospital Modernization/ Exp, Staten Island University Hospital | Staten Island, NY

The modernization and expansion includes building renovations and the addition of 22,000 SF which includes 25 private treatment rooms, two trauma treatment rooms, four isolation rooms, an 18-room urgent care center, triage rooms, a radiology center and an EMS service area. There is also be a space designated for the treatment of children.



Roswell Park Cancer Institute, State University of New York | Buffalo, NY | Francis Cauffman Architects

This project is a 250 M Research Facility. The facility is designed for multiple collaborative institutional partners and scaled for compatibility with the campus and surrounding neighborhood. Roswell Park Cancer Institute is a biomedical and cancer research facility.



Valley Hospital | Ridgewood, NJ

This project is a construction and renovation project for Valley Hospital in New Jersey. The project includes a central plant location building for all hospital vertical backbone systems. The program includes 26 added operating rooms, 4# CT rooms, 310# patient rooms, 10# PICU and 8 NICU together with all administration and support facilities. A parking garage accommodated up to 1000 vehicles.



Dana Farber Cancer Institute | Boston, MA | ZGF Architects | 285,000 SF

This project is a LEED building that provides space over 14 floors for 100 exam rooms, 150 infusion chairs, an expanded clinical research center, and public services for dining, retail and quiet reflection. The facility also includes seven levels of underground parking with connections to other Dana-Farber buildings that link to affiliated hospitals, bringing research and clinical staff into close proximity.



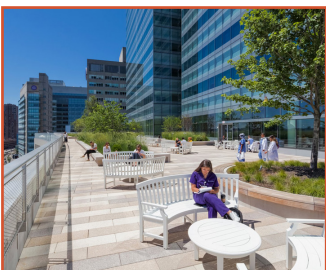
Wilmer Eye Institute Outpatient Surgery + Lab Building, Johns Hopkins Medical Centre | Baltimore, MD | Ayers Saint Gross | 207,727 SF

This project is a construction of FT building. Program area includes a basement, mechanical rooms, a surgical floor, five lab floors and tunnel. The 5-story atrium provides a large gathering area for lectures and events, and incorporates natural light throughout. Bridges across the atrium connect laboratories and office suites, while interactive spaces further enhance a sense of community among researchers.



SUNY Stony Brook - New Medical & Translation MART Building | Stony Brook, NY | AECOM + Pelli Clark Pelli Architects

This project is two separate buildings joined by a common lobby space. The MART is planned to house the Universities' New HQ for Cancer Research, Advanced Medical Imaging and Cancer Care Center. The Bed Tower is planned to house a new Children's Hospital, Heart Hospital, Imaging, Neuro ICU, and Surgical ICU.



NYU Langone Medical Center, Kimmel Pavilion | NYC, NY | 800,000 SF

This project is a hospital connection to the existing Tisch Hospital on the procedural and imaging floors and on the lobby concourse level. The two facilities share central sterilization and other support services. The program includes high-efficiency operating rooms, which are both standardized and flexible enough to quickly adapt to specific uses as needed, to patient rooms for ICU, step-down or acute uses. The design intent is to group the facilities' single-bed inpatient rooms by specialty.



Lenox Hill Hospital | NYC, NY | Northwell Health

This project is a lead on 150 M of MEP infrastructure upgrades. The scope includes upgrading all hospital infrastructure into three categories; long, medium and short term options. Infrastructure is phase and sequence for vertical and horizontal backbone systems with incoming service upgrades, full life safety power review, vertical condenser water and chilled water infrastructure replacement and all horizontal primary air distributions. Phase 1 includes all primary systems supporting existing.

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.
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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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