

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

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.

DHARAM
CONSULTING

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.

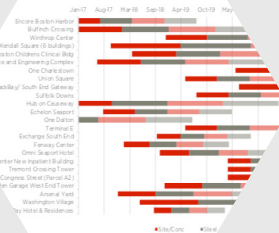
Pre-Construction Phase Services

Local market + pricing expertise

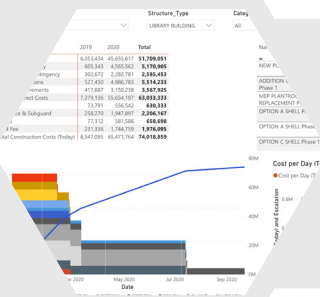


Data Analytics + Benchmarking

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 HOSPITALITY PROJECTS DELIVERY

The following highlights a selection of our team's experience



Baha Mar Resort | Nassau, Bahamas | 3.8 M SF

This project includes four separate hotel towers, a casino, convention center, as well as retail and entertainment venues, timeshare residences, wedding chapels, and extensive landscaping with canals, lakes, floating pavilions, and an amphitheater.



Sheraton Hotel Refurbishment | Nassau, Bahamas

This project comprises of a 700-room hotel that are kept partially open and operational during the two work phases; Central Power Plant is also there in operation during the installation of the new plant and equipment.



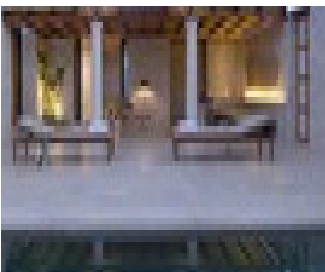
Royal Island Resort | Royal Island, Bahamas

This project is a resort including 80 rooms and 44 villas, 98 beachfront estate home sites, 102 villa lots and 15 townhomes, a marina village with shops and sidewalk cafes, and sunset grille & bar.



Ritz Carlton Hotel | Rose Island Nassau, Bahamas | 380,000 SF

This project is a hotel including guestrooms and suites, a swimming pool, a spa, a gourmet restaurant, and intimate meeting spaces.



Aman Resorts Master plan Broadlands Catskills | New York State

This project is a 1964 Acres Aman Resort on a parcel of land including Hotel with 40 Suites, Spar, Restaurants, Performance venue and sixty-four 8,000 SF villas each on a seven-acre plot, geothermal wells for heating and cooling, solar thermal and PV's.

Hospitality 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 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 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.



Sugar Mill Hill | Antigua | 110,000 SF

This project is a five-star business traveler's hotel and residential development containing 102 residential rooms.

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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