

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 of 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 clients' 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 Uniforum 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.

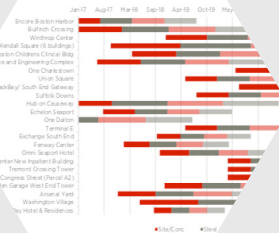
Pre-Construction Phase Services

Local market + pricing expertise

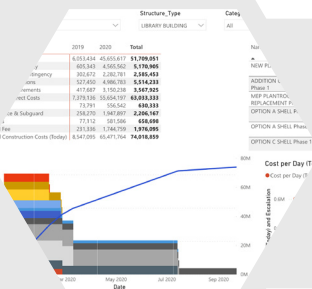


Data Analytics + Benchmarking

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 option appraisals. Using cost data and specification metrics combined with location, massing and stacking we can advise on appropriate target budgets for any building type.

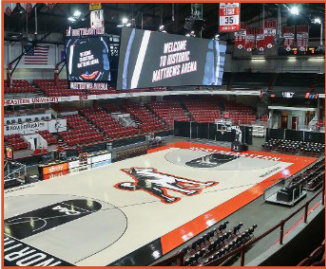
We protect our clients' interests while focusing on an integrated approach to deliver the project. Our services cover the entire lifespan of a project, from selecting the consultant team and coordinating the bidding phase through to reviewing work progress, preparing client reports and certifying completion. 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 COLLEGE AND PROFESSIONAL SPORTS PROJECTS DELIVERY

The following highlights a selection of our team's experience



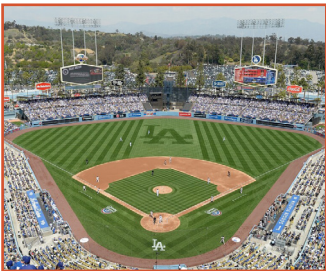
### Northeastern University Matthews Arena, Boston, MA

This project is a 278,450 SF addition to and renovation/repair of the existing Matthew Arena at Northeastern University in Boston, MA. The addition of 177,800 SF includes two baseball practice courts, a hospitality suite, locker rooms, and support spaces for hockey and basketball programs. This is a LEED Gold facility.



### White Stadium (Soccer Stadium) Concept Estimating, Boston, MA

White Stadium is the proposed NWSL stadium for Boston's first Professional Women's Soccer Team. We provided a conceptual estimate for the West Side of the Stadium. The estimate included pricing the Seating, Concourse, and Pavilion areas in full. Scope also included pricing of Stadium Lighting, AV systems, Canopy Structure, movable seating structures, Sitework, and outside vendor areas.



### Dodger Stadium and Arena Master Plan | Los Angeles, CA

Provided cost management services for several off season renovations carried out as part of the Dodgers' voluntary seismic upgrade program. These projects involved difficult access conditions and constructability challenges and were carried out under extreme schedule pressure. This project comprised the renovation or replacement of existing outfield bleachers along with the development of associated spectator amenities at ground level, constituting the proposed Dodger Way. It included seismic upgrades, loge level and concourse level renovations and expansion, outfield pavilion repair and replacement, and park (within a park) site development.



### Dodger Stadium Clubhouse Renovations | Los Angeles, CA | 31,000 SF

The project consists of the expansion and renovation of the lower level clubhouse spaces at Dodger Stadium.



### Baylor University Baseball Player Performance Center | Waco, TX

Dharam will provide cost plans for four phases of the renovation and expansion to the existing Baylor Baseball Park which will provide 72,000 SF of new Player Performance Space, Player Facilities, Enhanced Spectator Facilities, and Baseball Operations.

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### USC Athletics West Phase 2 | Los Angeles, CA

This project will provide a new home for USC's Baseball program, including the realignment of the baseball field to improve sight lines, improve stadium facilities, and create a more formal entrance to the new grandstands. In addition, the project will include the development of temporary facilities to accommodate baseball for two seasons during the development of the permanent facilities. Finally, the project will include the replacement of modular buildings with a permanent structure to house the Facilities Services functions. Dharam is providing cost estimating and schedule planning, including construction estimating, life cycle costing, value engineering, and special scheduling.



### Southern Illinois University - Saluki Stadium | Carbondale, IL

Saluki Stadium is part of the \$83 million Saluki Way Project, which includes a major renovation to the 46-year-old SIU Arena and a new athletic support facility (that features new football offices and football locker rooms). Along with the 15,000 seats, the horse-shoe shaped stadium has a two-story press box with 12 club suites, a 2,500 SF VIP Club Room, as well as booths for radio, television, coaches, and print media.



### Boston College - Brighton Athletic Fields | Chestnut Hill, MA | 3,000 SF

This project is softball and baseball fields plus seating, press boxes, dugout facilities and a support building that houses restrooms and concessions.



### USC McAlister Field | Los Angeles, CA | 28,715 SF

USC Soccer and Lacrosse, also known as McAlister Field, serves as the home of USC women's soccer and lacrosse. The project includes stadium main seating, a press box, and a pavilion with a total seating capacity of 2,176 and a gross floor area of 28,715 SF. Our scope of work was to provide a design phase cost estimate and general contractor reconciliation.



### USC Galen Center | Los Angeles, CA | 255,000 SF

The Galen Center, adjacent to the USC campus, features an event floor and facilities for basketball and volleyball. The 10,300-seat facility includes locker rooms, weight training areas, medical training room, private suites, team store, Hall of Fame, and donor recognition areas. Intramural and practice facilities provide four practice areas, conference rooms, and administrative and coaching offices.



**Sports-related construction** is a diverse field, with different single- or multi-use facilities, ownership structures, stakeholder, funding and operating models, to name just a few. The industry has and is seeing fundamental changes in needs and requirements. Whether at amateur or professional level, there is an increased focus on mental well-being and user engagement; sustainability goals are driving the way facilities are constructed and used; technology, maximization of commercial opportunities, as well as the way spectators consume events and match experiences in modern stadiums and arenas affect the design of functional space. All of this is placing significant challenges on project owners and the construction supply chain to deliver state-of-the art facilities that meet current and future needs of users.

Sports facilities can be highly capital intensive and complex projects. At **Dharam Consulting** we have a full understanding of the development process, funding challenges, delivery methods and technical / sustainability requirements. We carefully manage risks and exploit opportunities across the project life-cycle to help our clients deliver successful projects that meet their expectations and those of their stakeholders and users. Our team is experienced working with owners, designers and architects on a variety of projects incorporating a range of technological and sustainable solutions.

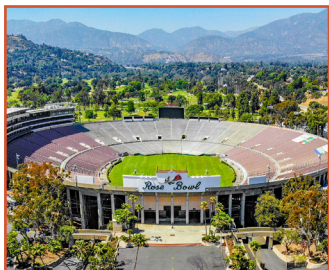
Throughout planning and procurement, we establish cost effective budgets to inform client funding requirements; analyze risks and review mitigations; assess regulatory requirements, provide design review oversight, assess schedule and project costs, provide procurement and bid management advice, including 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.



#### Pepperdine University Athletic and Event Center | Malibu, CA

This new 6,500-seat arena to be used by university basketball and volleyball teams will also accommodate a new athletic administration and facilities planning office. Subsets of the overall project are a new parking structure with soccer field on top, and renovations to existing fieldhouse and wellness center.



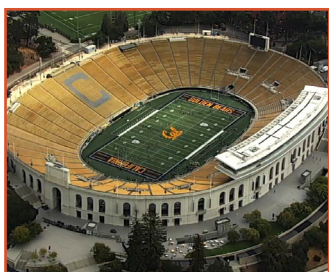
#### Rose Bowl Master Plan Feasibility Study & Renovations | Pasadena, CA

This report provided a cost plan associated with a potential master plan scope of work to renovate and upgrade the existing Rose Bowl facility.



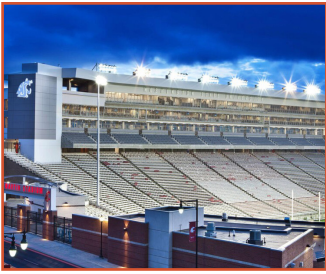
#### Intuit Dome | Inglewood, CA | 1,426,261 SF

This project entails the development of a new sports and entertainment district in Inglewood, CA, including an arena, parking facilities, team headquarters, practice and treatment facilities, ancillary sales and restaurant buildings, and a large grade-level plaza. The arena alone has a gross floor area of 1,118,782 SF, with the plaza building spanning 44,558 SF and the parking garage covering 262,921 SF. Cost services provided include the total construction cost for the entire project and reconciling the project cost with the general contractor's estimates.



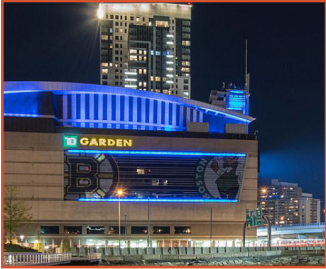
#### Memorial Stadium Additions and Renovations, University of California, Berkeley | Berkeley, CA

Phase 1 includes a 132,500 SF state-of-the-art strength and conditioning and sports medicine center that serves 13 of the 27 Cal intercollegiate sports, including football and 12 Olympic sports. Phase 2 entails 280,000 SF of program space added to the west elevation of the existing stadium in the form of a 6-story building with a partial basement. Coupled with the new building is a new west seating stand providing on-deck seating. There are also 75,000 SF of additional program elements attached to the north, east and south portions of the stadium. In addition, the project includes seismic and ADA upgrades to the existing historic structure.



#### Washington State University - Martin Stadium Renovations Ph. 3 | Pullman, WA | 72,000 SF

The proposed third phase of the renovation and expansion project for this 72,000 GSF stadium. This phase includes the development of club and suite spaces on the north side of the stadium and above the upper rim of the existing seating bowl. At its conclusion, this phase will provide an additional 1,866 fixed suites and 184 movable loge seats.



#### TD Garden - Arena Expansion and Fit Out | Boston, MA | 175,000 SF

This project is an addition and renovation includes extensive MEP upgrades throughout the scope with premium phasing considerations for service continuity, as well as multiple hospitality upgrades to concession spaces and guest experience, complete renovation of training and locker rooms, press/media area renovations.



#### Syracuse Football and Athletics Expansion | Syracuse, NY | 70,000 SF

This project is a build and renovation project for Syracuse University Football and Athletics program. 40,000 SF is a build football facility, campus entrance and site scope.



#### Roxbury Latin Athletics Expansion and Hockey Arena | Boston, MA | 120,000 SF

This project is a athletics complex for some of the site area. This project includes new hockey arena, baseball field, athletics track and pavilion, soccer and football field.



#### Colby College Athletics & Recreation Center | Waterville, ME | 350,000 SF

This project is an athletic center and over 200,000 SF of site redevelopment to provide recreation and sports areas.



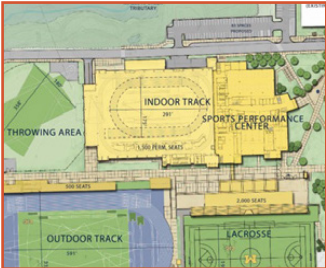
#### University of Maine Outdoor Sports Complex (Concept only) | Orono, ME

This project includes parking for more than 3,000 cars. The University of Maine's facilities includes the Mahney Baseball Diamond's 3,500-seat facility with training space, turf field, public address system, and fully-equipped press box.



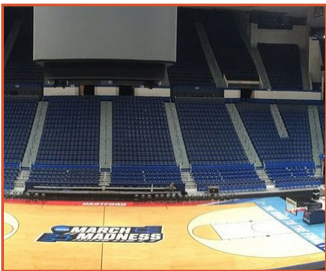
#### MIT West Campus Master Plan | Cambridge, MA

This project is a development of a master plan for sports, recreation and parking facilities including extensive site development.



#### University of Michigan Ross Athletic Masterplan | Ann Arbor, MI | 280,000 SF

This project is a development of masterplan of intermural sport facilities, including Track + Field, Soccer, Softball, and Sports Medicine buildings, with associated sports tracks and fields.



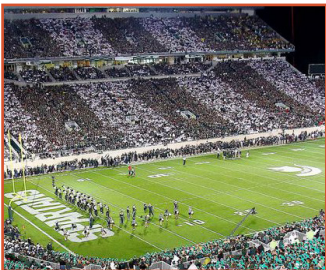
#### XL Centre Renovation | Hartford, CT

This project is a planning to extensively renovate the XL Center, a multi-sports and entertainment venue. Option includes reconfiguration of retail areas and improvements to main concourse, F&B options, UConn team facilities, amendments to the seating bowl, suites and club seating. Extensive MEP modernizations to maximize efficiency and comply with current code requirements are also part of the plan.



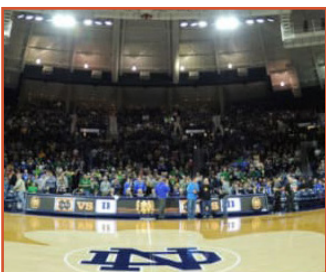
#### University of NH Football/Athletics Stadium | Durham, NH

This project is a 10,000 - 12,000 spectator stadium project is build within a compact site bound by existing field and College Woods. Includes general seating, upper level club room and VIP seating, concessions, press box, coaches boxes, and restrooms. Also includes a new entrance pavilion and ticket booth area with an elevated pedestrian walkway up to the new stadium concourse.



#### Michigan State University Soccer Facilities | East Lansing, MI

This project is a considerably expansion and renovation of the Football Center and the Football Building to advance the football program and the quality of the student-athlete experience at MSU. Current project plan includes expanded "mental health spaces," athletic training facilities, nutrition and sports science areas, new locker rooms, rest and recovery areas and lounge rooms.



#### Notre Dame Basketball Extension/Renovation | Notre Dame, IN

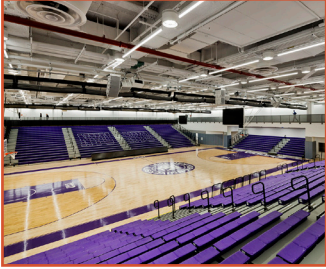
This project is a major renovation to the new main entrance, general and club seating, a hospitality area, and houses all ticket offices as new retail facilities.





#### NYC Football Club Stadium | Bronx, NY

This project is a 23,000 seat stadium. Includes Club Suites, and food & beverage hospitality areas, assisting the client in pricing FFE scope of works for stadium signage, furniture fixtures and equipment.



#### New York University John A. Paulson Center | New York, NY | 735,000 SF

This 735,000 SF building consolidates previously dispersed programs into a single location incorporating faculty & student housing, classrooms, kitchen & dining hall, state-of-the-art athletic facilities and performance spaces, including three theaters and a music/recital hall. The modulated glass facade, along with the primary circulation at the perimeter of the building, will give everyone access to natural light. The Dharam team assisted with early phase cost modelling, benchmarking, and estimating.



#### Phillips Exeter New Field House | Exeter, NH

This project is a field house, providing indoor athletic and training facilities for track and field, wrestling, tennis, baseball, and softball.

## Other sports projects of our cost consultants



- » Princeton University Lake (new) Campus Masterplan | Princeton, NJ
- » Columbia University, Dick Savitt Tennis Center Feasibility Study | New York, NY
- » Rutgers University, Louis Brown Athletic Center Addition & Renovation | New Brunswick, NJ
- » Rutgers University, Gary and Barbara Rodkin Academic Success Center | Piscataway, NJ
- » Rutgers University, RWJBarnabas Health Athletic Performance Center | Piscataway, NJ
- » University of Michigan Ferry Field Masterplan | Ann Arbor, MI
- » Walt Disney World ESPN Sports Complex | Orlando, FL
- » UCONN Schneider Hockey Arena Renovation | Storrs, CT
- » Spence Athletic Center | NYC, NY
- » Jay Z's 40/40 Club Lounge at The Barclay's Center | Brooklyn, NY
- » Syracuse University Carmelo Anthony Basketball Center | Syracuse, NY
- » Wellseley College Master Plan - Fieldhouse + Natatorium | Wellseley, MA

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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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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