

The CHRONICLE

A SOUTHERN NEW JERSEY DEVELOPMENT COUNCIL PUBLICATION

2022 VOL. 35

WINDS *are* FAVORABLE

*for CMAR
Delivery Method*

Workers from AECOM Tishman's Subcontractor (South State Inc.) are preparing over 30 acres of land ready to be consolidated by placing up to 26 feet surcharge embankment to build the NJ Wind Port.

**Promoting Economic Growth
Through Public Transportation**

**Preparing for the Future:
Transform into a Future-Ready Business**

**What Is HVAC Commissioning and
Why is it So Important?**

**Offshore Wind Brings a Greener Future
to New Jersey in More Ways Than One**

Project Benefits of Early Construction Management Involvement

By Robert J. Dinan, PE, CCM, LEED AP
GREYHAWK

“The wise man is one who knows what he does not know.” – Lao Tzu. This quote from the Tao Te Ching provides context to the benefits of having a program manager involved early in your project. While this article uses construction management as an example, the concept can be applied to other markets.

An owner’s main goal is to create or increase the value of holdings for your shareholders and constituents. When undertaking a capital construction project, an owner must focus on value creation, rather than being drawn into the minutia of the multiple phases required for project completion. Early engagement of a program manager during the pre-design and design phases is one method of creating value.

A good program manager will provide an independent service, as an owner’s advocate, to protect your interests and allow the realization of project intent. An effective program manager will handle the process to allow you, your staff, and your stakeholders to focus on value – and sleep at night.

Why early involvement in the process? As an owner, you need to delegate authority to the leader who can champion that your primary objective will take priority on the project. This condition cannot be set when you’re about to break ground. As your trusted agent, the program manager must set the tone early and create a culture for the project team or be involved in the selection of that team.

Experience has shown that bringing on a professional program manager early in the process can help you take full advantage of their expertise in getting you the most value for your project. Immediate benefits of your advocate’s involvement include:

- Professional, objective advice and guidance throughout design and implementation
- A schedule with milestones to keep all phases of the project on track
- Milestone reviews for coordination and to confirm owner intent

(continued on page 14)





TRUSTED ADVISORS FOR THE BUILT ENVIRONMENT

PROJECT MANAGEMENT

Protecting our clients' interests and advocating for their needs

CONSTRUCTION CONSULTING

Providing independent and objective analysis with integrity

COMMISSIONING

Enhancing building reliability and performance



www.greyhawk.com

1-888-280-HAWK



Project Benefits of Early Construction Management Involvement

(continued from page 4)

- Cost estimating to be confident that your design is in conformance with your budget
- Value engineering suggestions for additional cost savings

A recent example occurred at a local county institute of technology. The owner brought GREYHAWK onto the team early in the design process. As program manager, GREYHAWK was able to realize the owner's project intent and contribute added value. Providing oversight for the budget, GREYHAWK led the architects and engineers to develop bid packages that maximized the program dollars, while negating any impact to the operations and curriculum of the school – perhaps the most important value to an education institution. With early engagement, GREYHAWK was able to reallocate over 10 percent of the original budget to focus on additional air quality and security scopes of work that improved the value of the facility to its occupants.



Stay focused on what you know, and create value early on, through your program manager's advocacy and early involvement.

Robert J. Dinan, PE, CCM, LEED AP, is Project Executive for GREYHAWK, an award-winning, South Jersey-based provider of project management, construction consulting, and commissioning services. He is also a Colonel in the U.S. Army Reserves.



INDUSTRIAL ♦ COMMERCIAL ♦ CONSTRUCTION ♦ REAL ESTATE

Celebrating its 75th year in business in 2021, Stanker & Galetto has been a hallmark of quality and reliability in the construction industry spanning three generations of leadership and commitment from this family-operated South Jersey business. With decades of knowledge and experience in industrial, commercial and community construction, as well as property management and real estate holdings, Stanker & Galetto will excel in delivering your customized facility.

SPECIALIZING IN

Refrigerated and Cold Storage
Food Processing

Manufacturing, Distribution and Warehouses
Healthcare and Retirement/Assisted Living

Commercial and Retail
Municipal, Civic and Religious



STANKER & GALETTO
— 75th Anniversary —

317 West Elmer Road, Vineland, NJ 08360
(856) 692-8098 ♦ Fax: (856) 692-3058
E-mail: sng@stankergaletto.com
stankergaletto.com