



# **Kingsbrook**

DEVELOPMENT CORP.

**Construction Management**

**General Contracting**

**Facility Management**



Established in 1998, Kingsbrook Development Corp. is a privately owned full service construction and management firm offering services to both public and private clients throughout Southern New England. We specialize in Construction Management, General Contracting and Facility Management. Although each company division operates as it's own entity, it is the synergies between the divisions that gives us the ability to maximize any project budget and provide top-quality services throughout the development process. Our history and experience enable us to provide our clients a unique insight into any construction and/or management project.

### **Construction Management**

Our construction management service ensures a project's success by meeting expectations of quality, time and cost. By managing risks and controlling costs, our experienced construction managers focus on achieving the end result while monitoring the ongoing details. This comprehensive management at every stage of the project includes pre-construction planning, complete construction oversight, and post-construction services.

### **General Contracting**

Our general contracting services are the perfect combination of client centered focus and general contracting expertise. Our pre-construction expertise has been developed through decades of owner representation. This is coupled with reliability, personal commitment, and field proven craftsmanship to deliver a quality project. Our control and delivery of project time, cost and quality are seamlessly managed from design through close-out to the client's benefit.

### **Facility Management**

We offer a complete facility, property and maintenance management program that will increase the functionality, quality and economics of your property. Owners can be assured that their facility is adequately prepared for both day to day and long term operations. As part of this service we perform an assessment of a facility's physical condition as well as its mechanical or operational systems. This analysis allows for better control, expenditure forecasting, and quality assurance.



## Construction Management



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### Our services include:

- Project overview, development and master plan
- Project budget and resources scheduling
- Value engineering
- Construct-ability reviews
- Design and construction schedules
- Contract document development
- Contract bidding, negotiation and award
- On-site management and coordination
- Contract administration
- Quality control and inspection
- Safety monitoring
- Budget management
- Change control and management
- Audits and cost-to-complete estimates
- Operation and maintenance manuals and orientation
- Project completion and close-out
- Final project walk-through
- Final billings and contract close-outs



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### Our services include:

- Competitive bid process
- Design build projects
- Project estimating
- Seamless oversight and management
- Project accounting
- Continued reporting
- Pre-construction review
- Schedule development
- Site logistic planning
- Budgeting/Cost monitoring and control
- Regulatory investigation
- Zoning and code compliance
- Green building and LEED review
- Bid packaging
- Value engineering
- Subcontractor pre-qualification and management
- Schedule implantation and management
- Shop drawings and material submittal review
- Site coordination and management
- Quality control
- Safety monitoring and ICRA level 5 compliance
- Change in work scope management
- Status reporting
- Post-construction
- Closeout and document turnover
- Occupancy and system transition
- Certificate of occupancy/notice of completion
- As-built documentation



## Facility Management



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### Our services include:

- Property management
- Property budgeting and capital budgeting
- Tenant relations
- Real estate brokerage
- 24hr on-call emergency service
- Building system review and analysis
- Preventative maintenance program
- Contracting of building services