

OwnerSide Advisory

Owner's Representation & Development Advisory | Phoenix, Arizona

OwnerSide Advisory protects owner capital on commercial, multifamily, hospitality, and multi-site retail projects. We find latent risk before contracts are signed and hold design and construction teams to the owner's budget, schedule, and standards through closeout.

Services

Acquisition & due diligence	Site and entitlement risk review, building condition, utility and infrastructure exposure, early budget reality check
Design & preconstruction	Constructability review, budget and schedule validation, value engineering that protects program intent
Procurement	Contractor selection, GMP and contract negotiation, scope gap review before signing
Construction	Owner's representation, pay application and change order review, submittal and schedule oversight, executive reporting
Tenant improvements	Landlord and tenant scope validation, work letter support, budget and schedule review
Recovery	Independent assessment of troubled projects and a practical plan to recover schedule and cost
Programs	Multi-site rollout management with repeatable standards, tracking, and reporting

Why Owners Hire OwnerSide

- **Every seat at the table.** Developer, general contractor, manufacturer, and owner's rep. We know how each party makes money, and where your exposure hides. The principal is a qualified Arizona ROC B-1 General Commercial Contractor in good standing.
- **Problems surfaced while they are still cheap.** Latent issues are brought forward during design and procurement, not discovered as change orders.
- **Lean, sharp project controls.** Proprietary review methods catch submittal and schedule issues early, so owners get senior oversight without paying for a full team.
- **Independent.** No stake in the construction contract; our only client is the owner.

Representative Experience

The principal has led or supported \$400M+ in cumulative project value, including:

- **PRD845, Downtown Phoenix:** urban infill condominiums; acquisition, entitlement, financing, and delivery. AIA Arizona Merit Award and Chicago Athenaeum American Architecture Award.
- **Fresh & Easy / Tesco U.S. expansion:** delivered multiple ground-up grocery stores across multiple California municipalities.
- **McDonald's Major Remodel Program:** ~10 fast-track remodels inside operating restaurants.
- **WoodSpring Suites, 114-room hotel:** schedule held through COVID-era labor and supply disruption.
- **Collins Court II:** affordable housing addition to an occupied community, on schedule and within budget under Davis-Bacon and City of Phoenix oversight.
- **Form Third Building Company:** grew a design-build operation to \$25M+ in annual revenue and 100+ delivered projects.

Engagement Models

- **Embedded owner's representative:** full-time-equivalent oversight on a monthly retainer.
- **Project-based fee:** fixed fee or percentage of construction cost for defined scopes.
- **Targeted advisory:** hourly reviews for due diligence, contract and change order analysis, or a second opinion.

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