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*Integrated Solutions for*  
**Real Estate and Construction Consulting Services**



# About VERTEX

Windermere, FL | 38,705 SF | \$15M

## VERTEX SERVICES

At VERTEX, we understand that the effectiveness of a solution is all in the delivery. We approach our clients' challenges with a firm commitment to responsive, flexible service and a high degree of knowledge and quality.

Over the years, we have found that our rigorous, client-centric focus makes all the difference when it comes to project results. It is why we are successful at delivering solutions that make smart business sense. Perhaps it is also why we have earned the loyalty of hundreds of growing and Fortune 100 firms.

### FORENSIC & LITIGATION

#### SERVICE AREAS

SURETY CLAIMS CONSULTING  
CONSTRUCTION CLAIMS CONSULTING  
ENVIRONMENTAL CLAIMS CONSULTING  
FORENSIC ENGINEERING  
FORENSIC COST ENGINEERING  
FORENSIC ARCHITECTURE  
FORENSIC ACCOUNTING  
FORENSIC IT SERVICES  
FORENSIC FIRE INVESTIGATION SERVICES  
INSURANCE APPRAISAL SERVICES

### ENGINEERING DESIGN

#### SERVICE AREAS

STRUCTURAL ENGINEERING DESIGN  
CIVIL ENGINEERING DESIGN  
SEISMIC ASSESSMENTS & RETROFITS

### CONSTRUCTION

#### SERVICE AREAS

OWNER'S REPRESENTATION  
CONSTRUCTION MONITORING  
TENANT IMPROVEMENT CONTRACTING  
RECONSTRUCTION & RESTORATION CONTRACTING  
ENERGY DISCLOSURE SERVICES  
COMPLETION CONTRACTING  
PROPERTY CONDITION ASSESSMENTS  
CONSTRUCTION LOSS CONTROL CONSULTING  
CONSTRUCTION HEALTH & SAFETY SERVICES

### ENVIRONMENTAL

#### SERVICE AREAS

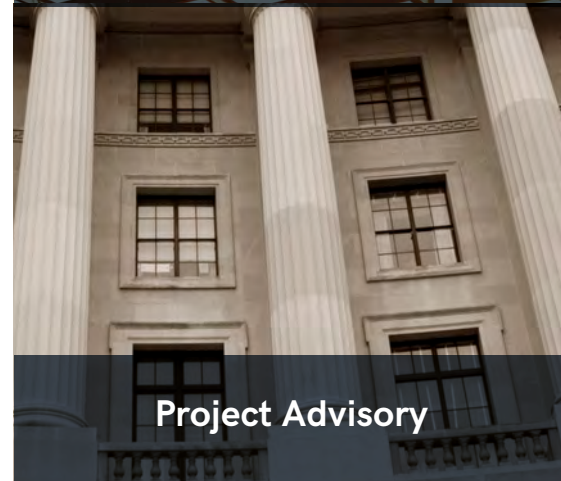
DUE DILIGENCE  
INDUSTRIAL HYGIENE & BUILDING SCIENCES  
BUILDING WATER SYSTEMS MANAGEMENT & COMPLIANCE  
FACILITY CLOSURE  
REMIEDIATION  
ENVIRONMENTAL LOSS CONTROL  
ENVIRONMENTAL HEALTH & SAFETY SERVICES



Forensics



Engineering



Project Advisory



Environmental

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## Distressed Project **Services**

VERTEX's distressed project solutions team completes both small- and large-scale projects around the world for developers, institutional investors, life insurance companies, and private equity firms. We understand time is of the essence in these situations and are able to mobilize highly qualified teams on a moment's notice. Once on site, we work diligently to complete all contract work, safely and efficiently, for consistently high-quality results. We aggressively pursue closeout from the onset of a project to prevent all-too-common delays of the completion of the last five percent of construction projects. With a team of in-house engineers and architects able to assist in resolving defective work and proposing reasonable solutions to complex issues, we offer a unique model for effectively meeting client needs.

### **Distressed Project Solutions**

VERTEX completes partially completed and typically distressed projects across the globe. We provide completion contracting services on projects of all types and sizes where the original contractor is unable to complete contracted work due to a termination for convenience or for cause. We understand the subcontractor-ratification process and the intricacies involved in the proper estimation of partially completed work. While serving as a completion contractor, our team is committed to preserving the best interests of the client through the course of construction.

### **Construction Project Management**

VERTEX has specialized skills to manage and deliver quality construction project management. Whether at the pre-construction phase or midway through the project, VERTEX can provide practical management approaches to support the successful execution of any construction project.

VERTEX can manage all aspects of a construction project, from estimating, bidding, and awarding to planning, scheduling, and on-site and safety management.

### **Construction Punch List Closeout**

Construction closeout actually begins in the design stage when the specifications are prepared. If brought in early in the project, VERTEX can assist in the development of the closeout specifications, mapping out required construction closeout procedures, submittals and warranties. If VERTEX becomes involved at later stages of the project, the team will reference closeout specifications and punch lists to assure that requirements are adhered to and accomplished without delay.

### **Staff Augmentation**

Often, VERTEX is called upon to augment the staff, e.g., assisting in claim writing or acting as the Owner's Representative on behalf of the client. Some of our Staff Augmentation Services include project scheduling, project engineering, assistant project management, senior project management, quality control, safety, risk management, assistant superintendence, and general superintendence.





# Relevant Experience

Lyndhurst, OH | 21,000 SF | \$5.25M

# SELECT EXAMPLE PROJECTS

Project	City	State	Construction Cost
<b>Completion Contracting Projects</b>			
Riverwalk Plainsboro (60994)	Plainsboro	NJ	\$82,000,000
Square One (42006)	Sandy Springs	GA	\$27,750,000
Transient Quarters & Dining Facility (40892)	Manama	Bahrain	\$45,000,000
Pease Air National Guard Base (43130)	Portsmouth	NH	\$32,000,000
Glacier Hills & Mahoning Valley Service Plazas (22274)	New Springfield	OH	\$32,000,000
Madison Park Academy Expansion (55882)	Oakland	CA	\$27,500,000
U.S. Army Base (40972)	Wiesbaden	HE	\$79,500,000
Fire Station and Headquarters Building (53206)	Slidell	LA	\$2,900,000
University at Albany Campus Center Expansion (37612)	Albany	NY	46,000,000
New Broughton Hospital (45380)	Morgantown	NC	\$130,000,000
Shenandoah Water Treatment Facility (33437)	Shenandoah	IA	12,500,000
Carl R. Darnall Army Medical Center Garages (25243)	Killeen	TX	\$3,000,000
U.S. Embassy (33520)	Bishkek	Kyrgyzstan	\$163,000,000
Intensive Care Unit Renovation (31695)	Roseburg	OR	\$3,500,000
Union County Family Courthouse (33771)	Elizabeth	NJ	\$33,000,000
West Seneca Central School District (19072)	West Seneca	NY	\$5,100,000
Westwood High School (8555, 8556 & 7360)	Westwood	MA	\$38,800,000
San Juan Water Treatment Plant (35409)	San Juan	TX	\$12,200,000
Buffalo Veterans Affairs Medical Center (30982)	Buffalo	NY	\$1,100,000
Finger Lakes Community College (22275)	Canandaigua	NY	\$30,000,000
VA Medical Center (28661, 29399, 29400 & 29401)	Waco	TX	\$27,000,000
New York State Police Troop F Barracks (28246)	Middletown	NY	\$5,800,000
West Chester University (37631)	Chester	PA	\$14,600,000
San Diego Junior High School (35409)	San Diego	TX	\$12,200,000
<b>Construction Consulting Projects</b>			
Vaya Apartments (53961)	Walnut Creek	CA	\$49,000,000
Condominium Development (59081)	Weymouth	MA	\$18,000,000
Sage Senior Living at Atwater (43958)	Malvern	PA	\$60,000,000
Residence Inn (37165)	Multiple Locations	TX	\$70,000,000
Nipo Street Housing (37876)	Honolulu	HI	\$1,700,000
Village Square Elderly Housing Phase I (36412)	Delray Beach	FL	\$9,800,000
Major Renovations to Public Housing Complex (54081)	Millsboro	DE	\$5,100,000
Center for Character & Leadership Development (33520)	Colorado Springs	CO	\$40,000,000
Patrick Henry High School (42770)	San Diego	CA	\$40,000,000
Laney College (19082)	Oakland	CA	2,300,000
Encanto Elementary School (47869)	San Diego	CA	\$11,00,000
Joint Traffic Management Center (51803)	Honolulu	HI	\$53,000,000
Army Reserve Center (27300)	Tallahassee	FL	\$9,000,000
Dormitories and Conference Center (37612)	Harpers Ferry	NC	\$53,000,000

## Vaya Apartments (53961)

**Location:** Walnut Creek, CA

**Construction Costs:** \$49,000,000



VERTEX provided completion contracting services for a luxury apartment community in Walnut Creek, California. The five-story podium construction project contains 178 upscale apartments, below grade parking and luxury gathering spaces throughout.

VERTEX was hired to bring the distressed project to successful completion as a third-party consultant on the Owner's behalf, working alongside the contracting team. VERTEX quickly mobilized with a large staff to perform an analysis of the work in place, implement a punchlisting program, and provide a cost-to-complete estimate. Additionally, VERTEX assisted in the management of the overall completion of the project, which included subcontractor and vendor management, project schedule, project quality control program, cost controls, and owner/property management coordination. VERTEX also provided an enhanced project close-out for the Owner, which included full-time on-site presence to ensure proper quality of completion work and to efficiently coordinate the turnover of units to ownership. The project was successfully completed in 2019.

## Riverwalk Plainsboro (60994)

**Location:** Plainsboro, NJ

**Construction Costs:** \$82,000,000



VERTEX has been retained for Construction Management services of a five-story senior living apartment complex. The project, located in Plainsboro, New Jersey, consists of 260 apartment units totaling a gross square footage of 503,500 square feet. The structure consists of three and a half wood-framed stories of apartment units over a one and a half story concrete parking garage.

VERTEX originally provided Owner Project Management services for the project, which was being completed by an out-of-state general contractor partnered with a local general contractor. However, the project was faced with multiple schedule and management challenges. When difficulties continued, Ownership made an effort to move the contract to the local general contractor, though the entity filed for bankruptcy prior to finalizing the change in contract.

With VERTEX already heavily involved in the project, Ownership decided to revise VERTEX's role from Owner Project Management services to Construction Management services, overseeing all construction activities of subcontractors and managing all work to completion. The project is actively progressing and is expected to be complete in the Fall of 2020.

## Condominium Development (59081)

**Location:** Weymouth, MA

**Construction Costs:** \$18,000,000



VERTEX was hired to perform Owner's Project Management services for a 50-unit condominium located in Weymouth, Massachusetts. When VERTEX was hired, the project was a year delayed and there were multiple deficiencies with the existing work. VERTEX assisted by creating an initial pre-punch list of deficiencies and proceeded to generate a punch list which the VERTEX team then utilized to determine the cost-to-complete.

Following determining the cost-to-complete, VERTEX worked with all parties to manage the close-out process. VERTEX continues to assist with the close-out process and the construction is expected to complete in the summer of 2020.

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## Sage Senior Living at Atwater (43958)

**Location:** Malvern, PA

**Construction Costs:** \$60,000,000



VERTEX was originally engaged to provide monthly Owner's Project Management services for a 250 unit, 327,000 square foot senior center in Malvern, PA. The five store Eisen-panel on podium construction includes a conditioned underground garage and significant amenity spaces.

This project saw both schedule delays and cost overruns before facing a fire at 60% complete that destroyed one of three sections of the building. Vertex increased number of visits and oversight obligations to help analyze the schedule and cost implications of the fire, and the Forensic Risk Engineering and Design group and Environmental groups were brought in first to assess the stability and safety of the existing structure, then to ensure the safety of the building's Indoor Air Quality with regard to both the fire itself and fire suppression. This project is scheduled to complete summer 2020.

## Residence Inn (37165)

**Location:** Multiple Locations, TX

**Construction Costs:** \$70,000,000



VERTEX was hired to perform Construction Management services as the Equity entity's consultant for the completion of four (4) - 5-story Residence Inn Hotels in South West Texas. Each hotel was a wood-framed building was constructed on a podium slab. VERTEX quickly mobilized a team to the project following the default of the original contractor. VERTEX immediately stabilized the projects to protect the assets from damage, theft, vandalism, and safety issues/concerns. VERTEX also assisted the client in analyzing the GC termination, resolved open subcontractor disputes and evaluated options for completion. VERTEX helped ratifying subcontractors, identifying scope gaps and long-lead buyout items and eventually awarded the project to a new General Contractor.

## Nipo Street Housing (37876)

**Location:** Honolulu, HI

**Construction Costs:** \$1,700,000



VERTEX served as the Surety's Construction Manager and oversaw the work on a new residential housing development in Honolulu, Hawaii. The Nipo Street Housing Excavation Project scope of work included removal and disposal of all existing agriculture, earthwork, preparation of subgrades for roads and driveways, furnishing and layout of pads, and all civil work (water, sewer, electric, etc.). VERTEX's role in this project was to provide construction coordination, construction monitoring, and cost-control services. Additional services provided included: progress meeting attendance, site observations, schedule analysis, budget preparation, change order analysis, and other various construction consulting services requested by the Surety.

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## Square One (42006)

**Location:** Sandy Springs, GA

**Construction Costs:** \$27,750,000



VERTEX served as the surety's completion contractor and consultant for the completion of a \$27.75M, 6-story luxury mid-rise apartment building and 5-story precast parking structure in Sandy Springs, Georgia. Formerly known as One City Walk, but rebranded as Square One, the wood-framed building was constructed on a podium slab, and includes 203 luxury apartment homes, 8,000 square feet of street-front retail space, an expansive amenity deck (including rooftop pool), fitness center, dog park, and other amenities. A high-profile project, which was described by the Sandy Springs Mayor Rusty Paul as "[capturing] the essence of what [the City hopes] to accomplish with revitalizing the Roswell Road Corridor and developing our City Center," VERTEX quickly mobilized a team to the project following the default of the original contractor. The project was commenced immediately, with

VERTEX ratifying subcontractors, identifying scope gaps and long-lead buyout items and creating a baseline schedule within two weeks. VERTEX subsequently completed all required submittals and managed the work to bring the project to a timely completion while resolving patent and latent defects. Following occupancy and substantial completion, VERTEX managed the warranty program through the expiration of the warranty period. VERTEX also analyzed claims prepared by the Owner and assembled counterclaims, achieving a favorable settlement for the surety, in addition to assisting the surety in resolving subcontractor claims against the principal.

## Village Square Elderly Housing Phase I (36412)

**Location:** Delray Beach, FL

**Construction Costs:** 9,800,000



VERTEX is serving as the surety's consultant on the construction of an 82-unit affordable elderly housing complex in Delray Beach, Florida. On this project, VERTEX services included: cost to complete analysis of the project, funds control of all receivables and payable to subcontractor and vendors, project monitoring and oversight on behalf of the surety, negotiation of subcontractor ratification and claims, and analysis of claims prepared by the principal. Additionally, VERTEX provided monitoring of the project by the surety since the commencement of the surety's involvement in the project. Services have included regular attendance at project meetings, funds control management, and resolution of project issues and disputes.

## Major Renovations to Public Housing Complex (54081)

**Location:** Millsboro, DE

**Construction Costs:** \$5,100,000



VERTEX was hired to access the termination of the General Contractor, resolve disputes, evaluate options for completion, and relet the project to a new General Contractor. The Owner of the project is a private developer but utilizing some public funding sources to develop a low-income housing. The project involved a major renovation and additions to an approximately 24 housing units.

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