



OWNER'S REPRESENTATION SERVICES

Independent Owner-Side Oversight from Preconstruction Through Closeout

Practical owner representation for projects that need clear coordination, local oversight, and independent review.

KJH Consultants LLC acts as the owner's advocate during design, permitting, procurement, construction, and closeout. The service is built around clear communication, field-tested judgment, and keeping project teams aligned on scope, schedule, and decision-making.

Services by Phase

| | |
|--------------------------------|---|
| Preconstruction | <ul style="list-style-type: none">• Project kickoff support, owner priorities, feasibility review, and consultant coordination.• Independent review of contractor budgets and estimates for scope gaps, cost risks, and value opportunities. |
| Design & Permitting | <ul style="list-style-type: none">• Drawing review, constructability feedback, equipment and utility coordination, and submittal readiness.• Jurisdiction interface and support through permit comments and approval cycles. |
| Construction | <ul style="list-style-type: none">• Site visits, progress reporting, issue tracking, coordination support, and owner communication.• Observation of schedule movement, unresolved decisions, and field issues that may affect outcomes. |
| Closeout | <ul style="list-style-type: none">• Punch-list follow-up, turnover coordination, open-item tracking, and support through completion milestones.• Transition support so owners finish with clearer documentation and fewer unresolved issues. |

Typical Deliverables

- Owner-facing updates and site observation reports
- Meeting coordination and follow-up item tracking
- Estimate and document review comments
- Issue logs and decision support during active coordination

Best Fit

Well suited for remote or national owners, local owners needing independent oversight, multifamily developers, and commercial, medical, dental, or retail projects where coordination quality directly affects schedule and budget.

Important Note

KJH provides independent review of contractor estimates and budgets as part of owner representation. This service sheet does not offer contractor takeoff estimating or bid production.

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