


Excellence Ingrained



Woodline
solutions

*Sustainable Construction Management
& Program Management Solutions*

The background of the entire image is a close-up, vertical view of a wood grain. The grain is characterized by wavy, concentric lines that create a complex, organic pattern. The color palette is warm, ranging from light tan and beige to deep, rich browns and near-black tones, highlighting the natural texture and grain of the wood.

“Determine the thing can be
done, then we shall find the way.”

ABRAHAM LINCOLN



CREATING VALUE FROM START TO FINISH.

At Woodline Solutions, it's about balance. We are proud to provide our clients the balance of a solid, experienced team equally matched with a commitment to excellence. We understand the building process is not one without challenges, and that's why we are invested every step of the way to ensure your vision is implemented with your goals.

One of the main principles of Woodline Solutions is a thoughtful approach to doing business. We genuinely care and think about the environment that we are building as well as the one we are impacting. That is why we are so committed to working with our clients towards weaving sustainable goals into their projects. We recognize the unique opportunity to positively impact the surrounding eco system by consciously improving the performance of the built environment. Our team thrives on providing effective solutions and minimal waste, optimizing the potential integrity of the space we develop.

Since our inception in 1998, Woodline Solutions has maintained integrity by assisting clients in achieving stimulating projects. We have the processes, tools, resources, and reporting systems in place to effectively control costs, schedule, and construction quality. We understand that detailed planning at the beginning of the process eliminates surprises during construction. From concept to ribbon cutting, we are your trusted partner.



STREAMLINING YOUR EXPERIENCE

At Woodline Solutions, we don't keep pace, we set it. We are always learning, researching and growing in our profession to offer you the best services, including a streamlined experience. As new technologies evolve and options to implement these state-of-the-art practices arise, we help filter through the data to provide the most effective approach for our clients. This process keeps us in constant communication, ensuring that each project is delivered on time and within budget.

Our clients are our strongest assets, forging strong, long-term relationships and setting the bar high. Our team cements these bonds by finding ways to optimize goals, stimulate creativity, standardize processes, sustain financial objectives, and simplify eco-practices. At Woodline Solutions, we offer clients the opportunity to cost-effectively outsource critical components of the real estate development process to ensure efficient results.

We can assure our clients the latest and most innovative project solutions because training and development are integral to our corporate culture. We foster an environment of creativity while equipping our staff with the tools and resources needed to achieve their targets. Woodline Solutions is structured to function as your external manager, construction manager or development service provider.



EXPERTISE AT YOUR SERVICE.

We love what we do and are well suited to do it. If statistics and facts are needed, here are a few: Our executive team has managed over \$1 billion that exceed 7,000,000 square feet; and we have strategic alliances with professional specialists, private stakeholders, and public champions.

A List of Our Services:

Sustainable Strategies & Green Management

- Life Cycle Analysis
- Strategic Green Planning
- LEED Documentation
- Energy Modeling
- Building Preservation
- Operational Re-positioning

Program Management

- Project Planning
- Project Communication & Organizational Structure
- Project Estimating & Value Measurement
- Constructability Review & Value Engineering
- Program Scheduling
- Budget Development
- Fixture, Furniture & Equipment Acquisition Coordination
- Move Management

Construction Management

- Contractor Procurement & Negotiation
- Standardized Cost Controls
- Diversity Integration
- Dispute Resolution
- Troubleshooting & Resolution
- Construction Safety Control
- Quality Control Management
- Time-lapsed, Photographic Construction Documentation
- Warranty Administration

A List of Our Sectors:

- Green Construction and LEED
- Commercial Offices
- Higher Education
- K-12 Education
- Residential
- Hospitality
- Aviation
- Medical
- Retail



SUCCESS STORIES



Woodline Solutions prides itself on delivering our projects on time and under budget. All the while, embracing the challenges established by our clients to solve the most complex construction and development problems. It is this leadership and understanding that allows us to have insightful discussions with our clients about strategies to renovate or build new.

Complex Challenges We understand that sustainability can have a first cost premium that should be captured in the reduction of the operating expenses. Our LEED Documentation expertise in this area dates back a decade when the Woodline Solutions staff suggested new construction technologies that would reduce the taxation on our natural resources. We have the best building envelope system partnered with different mechanical systems to maximize the energy savings for the client. To further the efforts at the implementation phase, during construction our team was available to respond to contractor questions within 48 hours, eliminate delays and pushing the project forward.

Best Practices Our best Construction Management practices result in saving both time and money for our clients. The efforts put forth in the beginning of the project are often tested during the middle of the project. While providing program management and construction management services for a medical office building in Atlanta, the project was hit by the tornado that plummeted downtown Atlanta. During the early stages of the project our staff pushed subcontractors to pre-order all the materials needed for the project. Our pre-planning activities of ordering glass nearly 6 months before it was due on site turned out to be very cost effective to our clients.

Many of Woodline's competitors in LEED management are so busy advocating, that the project work itself takes second place. Woodline balances "thinking green" with proper follow-up and management. They are very organized in the way they document the progress of the work and assign appropriate responsibilities to teammates.

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