

MANAGING INDUSTRIAL SITE SELECTION, DEVELOPMENT, AND CONSTRUCTION IN PITTSTON, PA

A manufacturing company contracted with MASS Engineering and Consultants to oversee design, development, and construction of an industrial end-user facility.

MASS Engineering and Consultants **managed the entire project lifecycle**, from initial site assessment and selection to final project closeout.

- Identify and evaluate potential project locations
- Interview and vet site developers
- Initiate a site plan
- Establish an overall project budget and negotiate costs
- Manage the project's design, construction, and closeout



Front view of building under construction



Front view of completed building

CHALLENGES AND SOLUTIONS

There were two key challenges to overcome at the project's outset:

CHALLENGE #1: IDENTIFY THE BEST DEVELOPER TO ACHIEVE SITE GOALS

The client needed to compare potential developers to identify the best fit for the project. They sought a developer with prior experience and a track record of success delivering the end user's desired solutions.

SOLUTION: VET DEVELOPERS FOR PROVEN SKILLS AND EXPERIENCE

After interviewing potential developers and evaluating their existing property locations, MASS Engineering and Consultants identified a provider with the right mix of experience to achieve the end user's goals.

CHALLENGE #2: GAIN INTERNAL FUNDING APPROVAL AND ALIGN PROJECT BUDGET

To secure internal funding approval for their project, the end user needed to present a detailed site plan and an accurate overall project budget. They then needed to ensure that the developer and contractors adhered to the approved project budget.

SOLUTION: DEVELOP AN ACCURATE BUDGET AND NEGOTIATE PROJECT COSTS

MASS Engineering and Consultants delivered a site plan and overall project budget that was successfully approved for internal funding. MASS Engineering and Consultants then negotiated a project cost with the developer that satisfied the end user's budget constraints.



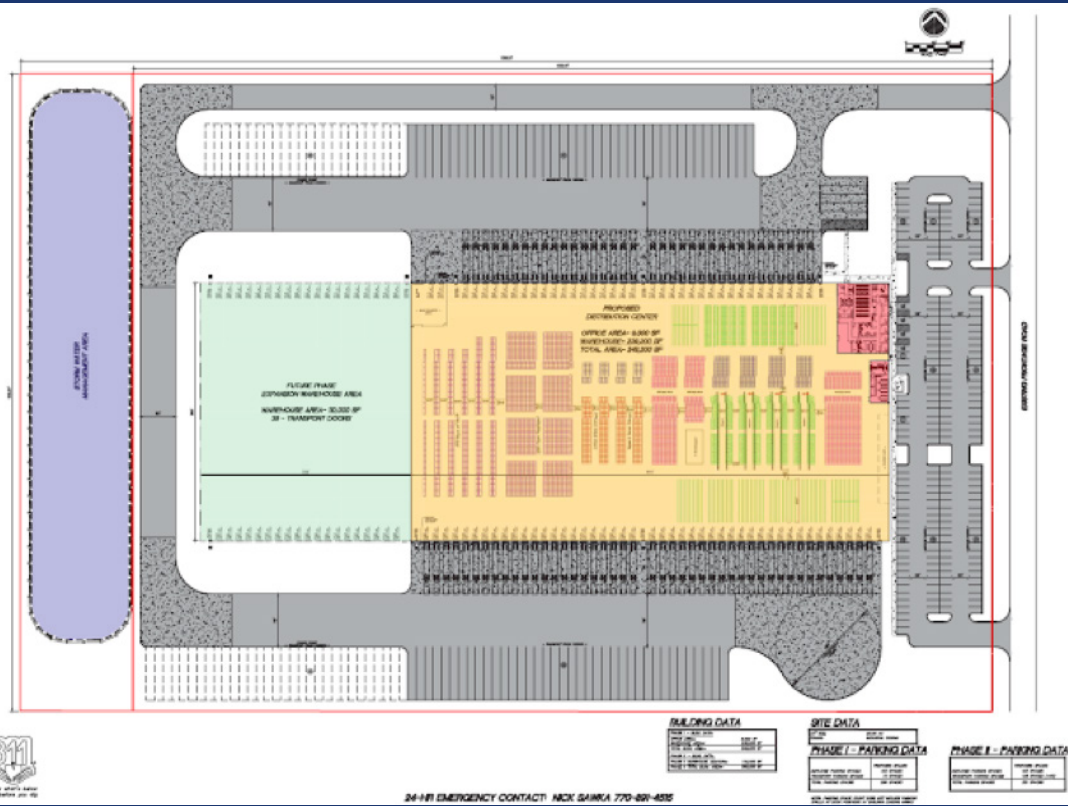
Front view of loading area under construction



Front view of completed loading area

OUTCOMES: ATTAINING THE END-USER'S GOALS WITHIN BUDGET

MASS Engineering and Consultants **successfully managed and oversaw the industrial site selection, design, development, construction, and closeout.** The end user's goals for the new facility were met without unexpected or restrictive cost overruns.



Site layout and design plans

