



Builders & Construction Managers

Commercial - Retail - Education - Clubs - Healthcare - Municipal - Residential

Established 1981



“On Time, Within Budget, with the Highest-
Quality Craftsmanship”



Wernert Construction Management, LLC

76 Valley Rd. Cos Cob CT. 06807

www.wernert.com

203-869-1110

Quick Facts



Company	Wernert Construction Management, LLC
Established	1981
Location	76 Valley Road, Cos Cob CT 06807
Contact	(O) 203-869-1110 (F) 203-869-1510 build@wernert.com www.wernert.com
Employees	25 people including Project Managers, Superintendents, Trades, and Office Personal
Bonding	Single Job - 30 Million, Aggregate - 45 Million Travelers Casualty and Surety Company of America
Insurance	General Liability: \$1,000,000 Each Occurrence \$2,000,000 Aggregate Automobile: \$1,000,000 Combined Umbrella: \$5,000,000 Single/Aggregate Workman's Comp: \$500,000 Each Accident
Licenses	Major Contractors, New Home Contractor, Home Improvement Contractor, Demolition Contractor, Pre-Qualified CT DAS General Contractor Westchester Home Improvement Contractor
Experience	Private and Public Commercial Projects- Municipal, Offices, Education, Churches, Clubs, Hotels, Retail Buildings, Retail Interiors, Office Interiors, Non-Profit, Healthcare Residential Projects- High End New Home Construction, Additions, Renovations



OUR MISSION



Since our inception, our mission has remained the same, to provide our clients with the highest quality construction services for the residential and commercial community. We accomplish this by instilling responsibility and integrity into every employee, subcontractor and supplier.

For over 38 years we have operated under the principle, perform properly so our clients will hire us again. Delivering projects “On Time, within Budget, and with the Highest Quality Craftsmanship” is the cornerstone on which we have built our reputation. This has resulted in over 90% repeat business.



“On Time, Within Budget, with the Highest Quality Craftsmanship”



PROFILE



Our Company was founded in 1981 by Bruce Wernert and our philosophy remains constant, to build satisfied customers by being on time, within budget with the highest level of craftsmanship. Our goal is simple: "To have customers hire us again." We have over our history successfully achieved this goal time and time again. It remains our focus today to continue to work hard toward achieving our goal.

Since our inception, Wernert has been a family-owned, full-service general contractor and construction manager with a great reputation for completing complex projects on time and within budget. Our extensive portfolio includes both residential and commercial projects that stand as testament to the quality and range of services we offer throughout every phase of construction. From project planning; to implementation; to construction; to client communication, we're committed to maintaining the strictest standards for quality, value and safety. We are very proud that our name has come to define what we do.

Our best assets are our experienced people working as project managers, superintendents, estimators, draftsmen, masons, heavy equipment operators, carpenters, laborers and office support personnel. Our approach is defined by a set of values that foster a true sense of family; a commitment to only the finest craftsmanship; and a desire to build relationships that are based on old-fashioned principles like trust and integrity.



The Wernert logo, consisting of the word "Wernert" in a white serif font inside a blue oval with a gold border.

"On Time, Within Budget, with the Highest Quality Craftsmanship"

OUR SERVICES

Wernert Companies have been providing comprehensive general contracting, construction management, and design/build services for the Greenwich, Fairfield & Westchester Counties, as well as surrounding areas since our beginning. Offering these services allows our clients to select which project delivery method best suits their needs.

***General Contracting**

We offer this service on a negotiated or fixed price basis. Hired as a general contractor, Wernert provides owners with the proper representation to control the construction progress and quality, while maintaining a safe job site. We believe the proper mix of our experienced professionals, from project managers and on-site superintendents to quality control and safety experts, best represents a successful project outcome.

***Construction Management**

We offer this service in three primary ways: fixed fee with shared savings, percentage of construction, and guaranteed maximum price. Serving as a Construction Manager, Wernert will guide it's client through all project phases: from fact gathering and project feasibility studies, to budget preparation and project scheduling, to procurement of supplies and the development of subcontractor assignments. We will provide the owner with a team we feel is best suited for their project. In most cases, our team will consist of a Project Executive, Project Manager, Superintendent, Assistant Superintendent, Job Cost Controller, Purchaser, Safety Officer, Estimator and administrative support staff.



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Our Services

Some of the more specific services we provide are:

Pre-Construction

- Conceptual Estimating
- Master Schedule Development
- Budget Development
- Value Engineering
- Bid Document Review & Preparation
- Long Lead Item Procurement
- Project Phasing
- Government Agency Permits/Approvals

During Construction

- Trade contract procurement and administration
- Construction Scheduling and Coordination
- On-Site Quality Control, Testing, & Inspection
- Field Supervision
- Construction Labor Relations
- Proper Allocation of Resources
- Monitor Job Site Safety programs
- Maintain Strict Cost and Quality Control
- Ensure Efficiency

Post Construction

- Assisting in occupancy of facility
- Coordination of maintenance manuals, as-built drawings, & operation manuals
- Trade contract close-outs
- Release of final building and fire department inspections and certificates.

Project close-out is as critical as project start-up to ensure client satisfaction. A successful project turnover and overall project success is demonstrated by our long term client relationships.



Our Services

Design/Build

Wernert also supports our clients with complete design/build capabilities. Working with architects and engineers, we apply advanced computer aided design technologies to facilitate the most effective space plans, mechanical systems engineering and interior designs. A pro-active involvement through the entire variance and approval phase is integral to our design/build service.



TRADITION

ATTENTION TO DETAILS



TEAMWORK

FAMILY

RELATIONSHIPS



COMMITMENT

EXCELLENCE



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SAFE & CLEAN



It is our **#1 Priority** to provide a healthy, safe, clean, and enjoyable working environment for our employees and associates. We endeavor to achieve this through hiring and training the best employees, and by constantly striving to improve our work environment. It is our goal to be the best at what we do, especially with our safety practices.

Achieving this goal of safety is a job of continual improvement and attention to detail by each and every employee and associate. Our supervisors and foreman give weekly tool box talks, and are always watching to provide a safe and clean project. We truly believe that a clean job site is a safe job site.

Wernert is a family environment. Having our employees and associates go home to their family's safe and unharmed everyday is a must.



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Historical Experience



“The Clocktower Building” project (above) was \$5.5 million historical rehabilitation of a 100 year old, six story building in Middletown Connecticut. This was an unusual and challenging project for Wernert Construction.

The existing historic structure consisted of two main buildings and twelve small additional buildings which were connected to each other in a myriad of configurations and different elevations. Wernert Construction renovated the 86,000 square foot building into a mixed use structure which included both commercial and retail space. The existing two story department store was gutted making way for a new two story mall with space for thirty retail tenants. The remaining four floors were converted from abandoned warehouse space into rentable commercial office space.



258 Davis Ave. in Greenwich CT. (pictured above) is owned by Pathways, Inc., a non-profit organization that provides housing to developmentally challenged adults. This building is on the historic registry in Greenwich. Wernert was given the opportunity to rehabilitate the structure. This involved removing the existing slate roof and siding, installing a new roof and siding, masonry restoration, new windows, and interior renovations.

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REPRESENTATIVE CLIENT LIST

Retail

AC Moore
Bed Bath and Beyond
Borders Books
Catherine's—Greenwich
Clock Tower Mall—Middletown
Consign It—Greenwich
Day's Inn
Eckerd Drugs
Fairfield Center
Hyatt Regency Greenwich
Little Beet Table Restaurant—Greenwich
Lynnens—Greenwich
Michael's Arts and Crafts
Midas Muffler
Modell's
My Favorite Place Restaurant
Old Navy
Papery
Payless shoes
People's Bank
Pet Smart
Pierre Deux
Regency Centers
Staples
Starwood Hotels and Resorts Worldwide
Steinway & Sons
Subaru
Target
The Wiz
River Road Pizza
Top Dog Restaurant
Walgreen's
Woodstock Way Hotel

Clubs & Not-For-Profits

Boys and Girls Club of Northern Westchester
Country Club of Darien
Greenwich Skating Club
Noroton Yacht Club
Pathways, Inc
Pound Ridge Golf Club
Roxbury Swim & Tennis Club
Siwanaoy Country Club
Stamford YMCA
St Andrews Golf Club
Tokeneke Club
Whippoorwill Club

Corporate

American Natural Soda Ash Corporation
Ashton Tate Software
AXA Equitable
Babcock & Brown
Charkit Chemical Corporation
Charles Schwab
Collins Enterprises LLC
Consolidated Management Group
Corporate Health Strategies
Executone Information Systems, Inc.
General Electric Capital
General Atlantic Partners
Improvator, Inc.
ING Clarion Real estate
Intergrated Loan Services
Prudential Realty
Rand Real Estate Services
Rx Remedy
Simmons Communications
Starwood Ceruzzi, LLC
Tradex Capital
Trident Partners
Y & O Properties

Municipalities

City of Norwalk
City of Port Chester
Ferguson Library-City of Stamford
Greenwich Housing Authority
Town of Darien
Town of Greenwich
Town of North Castle

Education

Brunswick School
Eagle Hill School
Greenwich Public Schools
Rye Public Schools
Convent of the Sacred Heart, Greenwich

Healthcare

Griffin Hospital
Nathaniel Witherell Nursing
White Plains Hospital

Places of Worship

Church of the Archangels, Stamford CT
First Presbyterian Church—Greenwich
Saint Luke's Darien
St. Michael the Archangel Church—Greenwich
St. Timothy Chapel—Greenwich
Westchester Reform Temple

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Wernert

References



- Chris McCagg – (203) 354-5213, cmccagg@rm-arch.com
Projects: Tokeneke Club, St. Andrews Golf Club
Partner, Rogers McCagg Architects
- Alan Monelli – (203) 622-7743, amonelli@greenwichct.org
Projects: Glenville Fire House Addition/Renovation; North Street Animal Shelter/
Field Maintenance Building/Fire Training Facility; GEMS Building North
Greenwich, Grass Island Lavatory Building, Greenwich Senior Center, Byram Park
Pool Project
Town Superintendent of Building, Construction, & Maintenance
- Becca Nell - (203) 816-0131, bnell@vvalc.com
Projects: St. Michael the Archangel Parish, St. Timothy Chapel, Tokeneke Club
Managing Director, VVA Project Managers
- Jim Randel – (203) 226-8727, jrandel@randelesq.com
Projects: Multiple office buildings and factory outlet centers
Attorney/Partner, RANDEL & MOLLOY, LLC
- David Woods – (203) 969-1444 x301, dwoods@marsh-woods.com
Projects: Country Club of Darien, Roxbury Swim and Tennis Club, Charkit Chemical,
Babcock & Brown
Partner, Marsh Woods Architects
- Neil Hauck - (203) 655-9340 x11, hauckn@neilhauckarchitects.com
Project: Weed Beach Improvement Project, St. Michael the Archangel Parish,
St. Timothy Chapel
Owner, Neil Hauck Architects
- Dan Watson (203) 585-7177, daniel_watson@greenwich.k12.ct.us
Cos Cob School, Greenwich High School, Hamilton Ave School
Director of School Facilities

