

# Tālō Winery Services



## CONSTRUCTION MANAGEMENT SERVICES

Tālō Winery Services acts as a true partner with an alignment of objectives in development and construction of wineries. Our team fully commits our resources to make our clients' projects successful. We have been servicing the Santa Ynez Valley since 2011, conveniently located right off the 101 freeway and Highway 246 in Buellton. Our team brings proven experience managing construction projects and unmatched expertise in land use and the development of a site.

### DESIGN DEVELOPMENT

We will implement a highly integrated approach for whole team interaction during the design process. Our integrated project delivery method that brings all team members on board early in the process. This allows key decisions to be made quickly and implemented with an eye to design and schedule impacts.

### ENTITLEMENTS & GOVERNMENT APPROVALS

Identification of federal, state and local requirements, including various regulatory and ordinance compliance needs necessary to successfully deliver the project. Services include the coordination all application submittals, required permits and fees.

### VENDOR MANAGEMENT

Coordinate trade contractors and material suppliers, determining workloads, capacity and labor availability. Our team issues bid packages to qualified trade subcontractors, including a complete bid manual, bid forms, comparative bid analysis matrix and bid interview agenda.

### PRECONSTRUCTION

Our team engages with ownership, the design team, engineers and other consultants immediately to develop a clear understanding of goals and objectives for constructing the project. This allows us to identify requirements early; improving the reliability of the cost estimates and schedules, reducing project risk.

### CONSTRUCTION MANAGEMENT

We develop a comprehensive Construction Management Plan which is a critical element to successfully planning, pricing, scheduling and executing projects. We develop comprehensive written plans that identify all key construction management requirements necessary to successfully deliver on time projects.

## SERVICES INCLUDE:



### DESIGN DEVELOPMENT

- Development of Conceptual Design
- Architect Selection
- Material/Finish Development



### ENTITLEMENTS & GOVERNMENT APPROVALS

- Identify Federal/State/Local Requirements
- Land Use & General Plan Compliance
- Regulatory Compliance
- Coordinate necessary & required Permits



### VENDOR MANAGEMENT

- General Contractor selection
- Trades/Subcontractors management
- Construction Procurement & Bid Package
- Contract review & negotiation



### PRECONSTRUCTION SERVICES

- Design Constructability Review & Collaboration
- Construction Cost Estimating & Value Management
- Consultant Identification & Selection Assistance
- Governmental Agency Coordination



### CONSTRUCTION MANAGEMENT

- Site Management & Logistics
- Quality & Risk Management Plans
- Sustainability & LEED Management Plan
- Reports and Communication

*“they not only saved us money, but delivered better-than-expected quality outcomes, on time, within budget.”*

Paul Pease, General Manager  
Zaca Mesa Winery & Vineyards