



 **Scheer Partners**  
*A Reputation for Results*

# PROJECT DEVELOPMENT AND CONSTRUCTION MANAGEMENT

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Managing the process from  
vision to completion

# What We Do

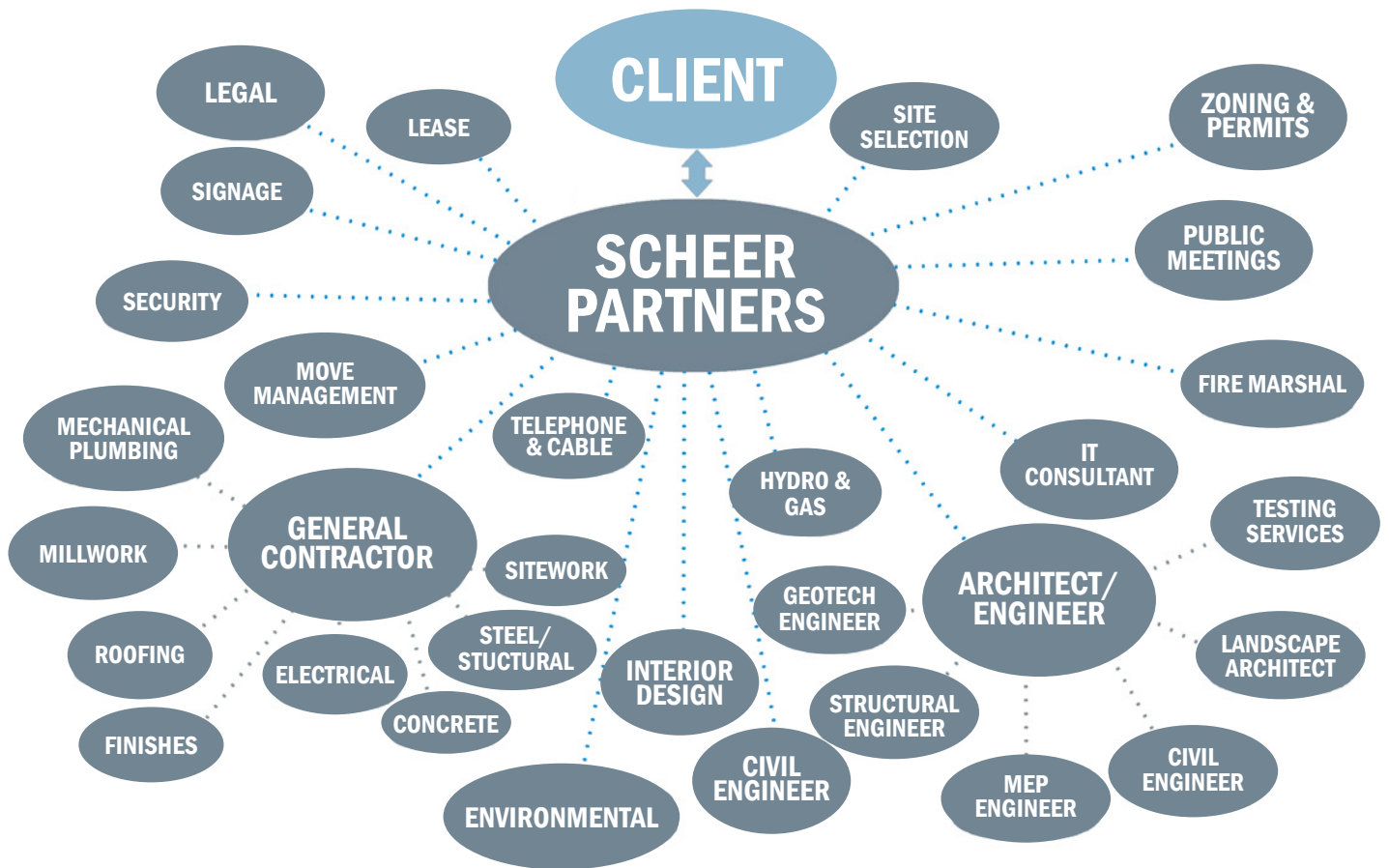
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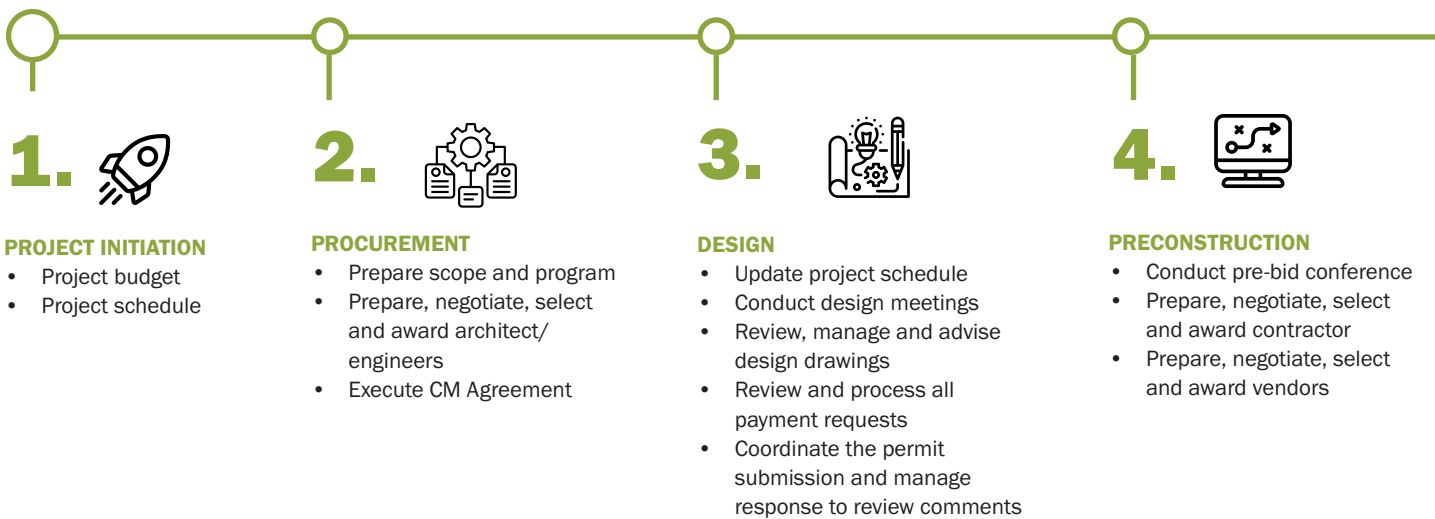
Whether a tenant fit-out or a ground up large-scale manufacturing facility, we provide comprehensive tenant/owner representation, design, and construction management services, quarterbacking the process from vision to completion.

Our team will take care of all the day-to-day details to ensure your project stays on schedule, on budget, and maintains coordination among the various professionals involved. Effective representation is the key to your success.

At Scheer Partners, we focus on building facilities for the Life Science, Healthcare, and new construction project. Our team has over 40 years of collective experience executing projects with complex MEP systems, combined with ideal functionality and design.

**We manage the design, project development, and construction of life science, industrial, healthcare, and office projects.**





# Our Process



5.



#### CONSTRUCTION

- Conduct weekly progress meetings
- Observe, manage, and advise on construction process
- Coordinate all vendors
- Assist tenant with equipment/furniture
- Review and process all change orders and payment requests
- Coordinate tenant reimbursement
- Conduct final inspections and punchlist

6.



#### OCCUPANCY

- Manage tenant move and startup
- Provide operations and maintenance documents
- Collect all remaining invoices, warranties, lien waivers

7.



#### CLOSEOUT

- Process all remaining invoices, warranties, lien waivers
- Process final tenant allowance reimbursement





# Development

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Our development sector involves the planning, design, and construction of projects, such as life science buildings and building conversions. This process entails collaboration with various stakeholders, such as architects, engineers, and contractors. Our focus is on meticulous coordination and management to ensure a successful project completion.

Our solutions and services are designed to help you manage the complexities of real estate development and track the progress of each stage of development. This encompasses due diligence oversight, development budgeting, zoning approval, AE design, and construction management.

Development projects can take years to complete, and by focusing on this niche market, we provide high-quality through services that meet the needs of our real estate development clients.

### Ground Up Design & Construction:

#### **CORIELL INSTITUTE**

1321 Walnut Street, Camden NJ

A new life science headquarters for a biomedical research company dedicated to the study of human genome. The LEED accredited 90,000 SF 4-story building is designed to take advantage of an existing site and respond to the growing needs of the Institute. Project included NIH accredited labs, private office and staff areas, and a biobanking facility.



### Core and Shell Conversion:

#### **704 QUINCE ORCHARD**

704 Quince Orchard Road, Gaithersburg MD

A 3-story office building located in the Gaithersburg biotech cluster. To take advantage of the dramatic shortage of lab/research inventory, the property was renovated as a biotech building. The existing office suites were converted into spec labs, and amenity spaces were provided for tenants that included a café/kitchen, health club, conference rooms, and shared lab services/support area.



### Office to Lab Building Conversion:

#### **1450 RESEARCH**

1450 Research Blvd, Rockville MD

The 45,000 SF office to lab building conversion included a complete overhaul with a new façade, upgraded amenity and common areas, and revamped mechanical, electrical, and plumbing systems. Three move in ready lab spec suites were constructed on the 1st and 2nd floors. The 3rd floor was prepped for larger tenant users. The project included a 3-story central staircase and outdoor patio.





# Life Science

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Our Life Science sector is dedicated to creating facilities tailored for research, development, and manufacturing in the biotechnology, pharmaceutical, and medical device fields. These facilities must meet stringent standards for safety, cleanliness, precision, and accommodate specialized equipment and processes.

Our solutions are designed to help you manage schedules, budgets, resources, regulatory compliance, and address the challenges of working in a highly regulated industry. This includes specialized features for clean room environments, production labs, vivariums, and equipment installation coordination.

Specializing in Life Science enables Scheer Partners to gain a profound understanding of the industry, regulatory requirements, and facility standards. We excel in collaborating closely with scientists, engineers, and stakeholders to recognize their design needs and construct their facilities.



### Lab Tenant Fit-Out:

#### NEURALY

704 Quince Orchard Road, Gaithersburg MD

The third floor tenant fit out for Neuraly at the newly converted 704 Quince Orchard building required multiple labs and office space. The entire floor was in shell condition and was renovated to include private offices, conference rooms, open office area, amenity spaces, R&D labs, support labs, and equipment rooms.



### Spec Lab Conversion:

#### 9900 BELWARD CAMPUS DRIVE

9900 Belward Campus Drive, Rockville MD

A 3-story office building located in the Gaithersburg biotech cluster, the acquisition of 9900 Belward Campus was to take advantage of the dramatic shortage of lab/ research inventory and to renovate and reposition the property as a biotech building. Converting a typical office building into a lab ready facility by making all the necessary mechanical, electrical, and plumbing improvement to accommodate research lab companies. The existing office suites were converted into spec labs and office tenant suites.



### GMP Cleanroom Fit-Out:

#### KOLON TISSUEGENE

9713 Key West Avenue, Rockville MD

Second floor tenant fit out was programmed to support their development of clinical-state advance cell therapy. The project included multiple labs, GMP cleanrooms, equipment rooms, and supporting office area. Their new headquarters was designed and constructed to reflect their presence in the US.





# Commercial

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Our Commercial sector encompasses office and retail buildings that are designed to meet the needs of businesses and consumers, emphasizing functionality, efficiency, and aesthetics.

Our solutions aid in project schedule and budget management, resource allocation, regulatory compliance, coordination with landlords, specialized equipment installation, and tenant improvement allowance oversight. We're here to streamline construction, reduce errors and delays, and ensure projects are on time and within budget.

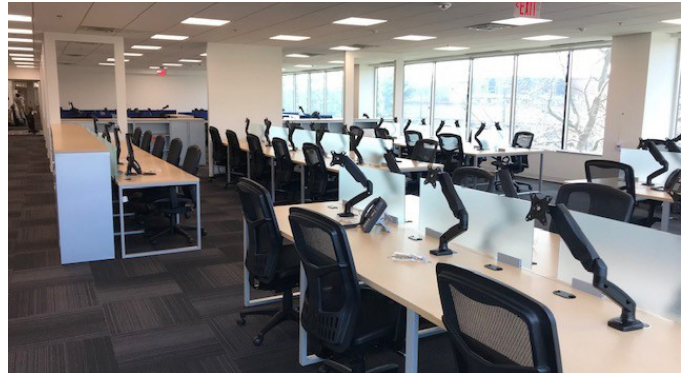
Focusing on commercial projects enables Scheer Partners to engage in intricate renovations and distinctive designs, granting us visibility and recognition in the market.

### Office Renovation:

#### HEADQUARTERS

14920 Broschart Road, Rockville MD

The client aimed to establish a new office culture across all properties by reconfiguring to new standards that would retain existing employees and attract future talent. The existing condition was a labyrinth of high bay cubicles and inadequate lighting. The renovation introduced an open floor plan to optimize staff-to-desk density and enhance natural lighting. The construction was carried out in phases to accommodate existing staff.



### Office Fit-Out:

#### MONTGOMERY COUNTY ECONOMIC DEVELOPMENT CORP.

1801 Rockville Pike, Rockville MD

The new 10,000 SF office for MCEDC, dedicated to promoting Montgomery County, was created to support their collaborative work environment with startup and economic development agencies. The space includes various work areas and meeting rooms, and incorporating green building elements important to the organization.



### Clinical Fit-Out:

#### FREEDOM CENTER

202 Perry Parkway, Gaithersburg MD

A clinically-driven treatment facility recognized the need to expand into Maryland. Their space combined the structure of a residential facility with the flexibility of an outpatient program. Given limited availability and unfamiliarity with the design/construction process, the Freedom Center team relied on Scheer Partners to manage the entire process, from inception to move-in.







# Industrial

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Our Industrial sector concentrates on facilities for manufacturing, processing, and goods distribution, encompassing warehouses, flex spaces, and distribution centers. These facilities typically come with specialized safety, efficiency, and productivity requirements.

Our solutions effectively handle the intricacies of industrial projects, including schedule, budget, and resource management. This involves dedicated areas for staff and logistics, specialized equipment installation, and a deep understanding of production and delivery processes.

Specializing in Industrial equips Scheer Partners with the skills and expertise needed for specific regulations, codes, standards, and the unique equipment and processes employed in these facilities.



### Multi-Tenant Warehouse Conversion:

#### **1850 N GRAVERS ROAD**

1850 N Gravers Road, Plymouth Meeting PA

80,000 SF warehouse building that offers a flexible layout for a myriad of space configurations and uses. The project improvements include new exterior façade, new signage, upgraded electrical feed, and tenant generator.



### Warehouse to Lab Building Conversion:

#### **25 / 45 WEST WATKINS MILL**

25 and 45 West Watkins Mill, Gaithersburg MD

These single-story flex buildings are situated in the Gaithersburg biotech cluster. The objective was to capitalize on the severe shortage of lab and research space by renovating and repositioning the property as biotech buildings. The strategy involved converting conventional flex-use structures into fully-equipped lab facilities by implementing the necessary mechanical, electrical, and plumbing improvements to cater to manufacturing lab companies.



### Lab Manufacturing Design and Construction:

#### **GRANULES PHARMACEUTICALS**

7413 Cushing Road, Manassas VA

The India-based pharmaceutical manufacturer's 80,000 SF new packaging and distribution facility consisted of an office area, cleanroom production lines, labs, packaging area, warehouse storage, DEA vault, and shipping / receiving areas. With its complex mechanical and cleanroom production line, the project is FDA approved. The project was made possible through the collaboration between Prince William County and various economic development partnerships.





# Healthcare

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Our Healthcare sector encompasses medical and dental facilities, which have specific demands related to safety, hygiene, patient care, and often requires intricate mechanical and electrical systems.

Our solutions and services are tailored to effectively address the complexities of healthcare projects. They assist in managing schedules, budgets, resources, regulatory compliance, and handling the unique challenges of healthcare settings. This includes exam and procedure rooms, nursing and patient areas, and the installation of specialized medical equipment.

Specializing in Healthcare underscores Scheer Partners' commitment to maintaining quality and creating a patient care environment.

### Medical Fit-Out:

#### **CAPITAL EYECARE**

6720 A Rockledge Drive, Bethesda MD

Medical tenant fit-out project consolidated three previous practices into a single location. The shell space was designed and constructed to accommodate multiple exam and procedure rooms, a reception and lobby area, staff offices, and a retail section. The space was tailored to meet the distinct needs and equipment requirements of the various specialties.



### Office to Medical Conversion:

#### **CENTER OF ADVANCEMENT CARE**

15204 Omega Drive, Rockville MD

Medical tenant fit out in a repositioned building that combined an Ear, Nose, and Throat practice and a rehab facility. The space was designed and constructed to ensure the flow and separation of their specialties were met. Additionally, the layout was customized to fit their existing equipment. Future expansion plans led to a larger rehab area and additional exam rooms.



### Retail Medical Fit-Out:

#### **PREMIER ACUTE CARE SERVICES**

3481 N Beaugard Street, Alexandria VA

PACS Urgent Care is a full-service acute facility featuring procedure, X-ray, and Covid rooms. Despite the tight timeline and budget constraints, the shell space was successfully converted within a matter of months. PACS entrusted Scheer Partners to handle contract negotiations and stay within budget and schedule, while liaising with the mixed-use landlord to ensure all requirements were met.



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