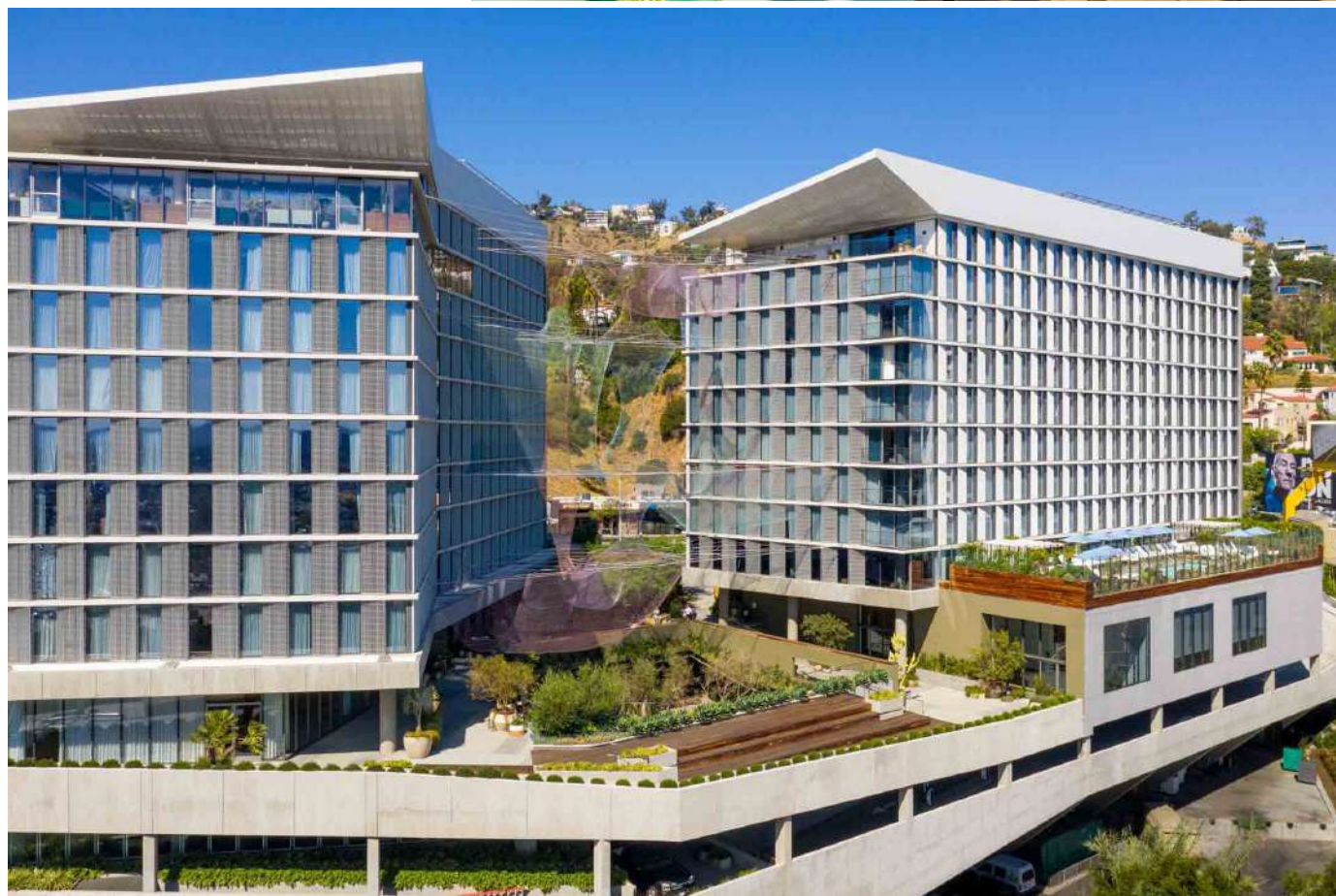


THE COOPERATIVE LA

**OWNER'S REPRESENTATION &
CONSTRUCTION MANAGEMENT SERVICES**





OUR PURPOSE IS FORGING
COLLABORATIVE RELATIONSHIPS
AND TURNING DREAMS INTO
BUILT REALITIES.

PLAN. EXECUTE. DELIVER.

The Cooperative LA is an owner's representation and project management firm overseeing cultural and commercial projects in greater Los Angeles. We advise owners and stakeholders, and project manage on their behalf, ensuring the successful delivery of the construction project as the trusted advocate.

FROM IDEA TO OCCUPANCY

We oversee all phases of construction, including ideation, design, entitlements, permitting, construction, and move-in. With our proven experience and knowledge, we ensure the owner's success as the trusted advocate and project leader. On behalf of the owner, we help assemble and manage the architects, designers, consultants, engineers, contractors, vendors, end-users, and municipal authorities. We ensure the owner's and project success through our specialized experience, our three uniques, careful planning, collaboration, problem solving which we call Sherlock Holmes, and a commitment excellence.

We understand our client's needs from all angles to ensure success and predictability of outcome time and time again. We use a collaboration method where all parties are part of the solution while also leveraging our positive network of industry professionals when needed. Our relationships make us unique, our process makes us better, and our clients help us thrive.

The Cooperative was built from the ground up by a group of construction and real estate professionals with more than 80 years of combined construction experience. We are on a mission to not be just a firm, but a cooperative staffed and owned by the best and brightest our industry has to offer.

THREE UNIQUES

- **White Glove Service:** As a high-touch, high-service firm, that genuinely cares about our clients and their projects, we do what it takes no matter what, manage the unmanageable, know the unknowns, get the details right, and provide traction to the clients unique vision as if it were our own.
- **360-Degree View of Experience:** Our strength is our people. Our team has decades of unique experience as owner's representatives, builders, architects, and developers, and because we've been there, we've done it, we have the diverse knowledge, expertise, and perspective to execute from idea to occupancy.
- **Our Relationships:** We are super connectors, forged through authenticity and generosity, our established and new relationships define us as a firm, bring solutions to any problem, and allow us and our clients to overcome all challenges.

OUR CLIENTS

- Commercial developers and owners in the greater Los Angeles area who value service and long-term relationships and want to build quality projects creating lasting impacts on our communities.





BRYSON REAUME Founder & CEO

A people-first leader, Bryson uses his business and construction experience to support The Cooperative LA. He is passionate about the firm’s vision, values, and targets and assists leadership in achieving the highest standards. His long history in the industry and his service in the military have taught him the value of an honest day’s work and the importance of maintaining relationships, something he instills daily.

As a 25-year veteran of the business world, Bryson has worked in leadership roles across a range of industries. As a founder and an executive, he has seen firsthand how challenging it is to build something right from the ground up—and even harder to keep it thriving. With a true passion for excellence, Bryson supports The Cooperative’s efforts to be trusted thought leaders and change-makers in the space.

Bryson and his wife live in Sierra Madre, CA, with their elementary school-aged daughter and son, and two energetic dogs. An outdoor enthusiast, Bryson enjoys triathlons, spartan races, skiing, watersports, and spending time in nature with his friends and family.



SEAN JORDAN Principal

A dynamic construction and development leader, Sean brings a decade of experience from Los Angeles’s premier general contractor building the most complex and eye-catching projects in the city, including the Academy Museum of Motion Pictures and the Waldorf Astoria Beverly Hills. Additionally, Sean spent more than three years leading the entire construction and development division of Quixote Studios. Sean’s expert project management and opportunist strategies enabled Quixote to beat the competition to market and open 4 new properties in only 18 months. This effort doubled the company’s real estate footprint and massively boosted EBITDA ahead of the company sale to the prestigious Hudson Pacific Properties.

With rare experience on both the general contracting & owner/developer side, Sean establishes and executes the project strategy to meet his clients’ vision of success, whether that’s speed to market, mission-critical systems performance, cost certainty and/or building a masterpiece worth marveling at. His proactive and conscientious approach removes the uncertainties and protects his clients from construction’s typical unpredictability.

EXECUTIVE OVERVIEW

- 20+ years of contracting experience and over 2M sq.ft. of historical renovations
- USC Executive Management Program
- Young Presidents Organization - Pasadena Chapter - Learning & Membership Chair
- ULI Executive Leadership Committee - Los Angeles
- Recognized in the Inc 5000 and LABJ Top 100 Fastest Growing firms multiple times
- Featured in Los Angeles Times “How I Built This.”
- Inner City 100 Winner & Forbes Council Member
- Proud supporter of Union Station Pasadena, The Pediatric Brain Tumor Foundation, Five Acres and Inner City Arts.

EXECUTIVE OVERVIEW

- The Cooperative LA’s First Project Executive
- 13 years of general contracting & development experience on LA’s most complex projects
- B.S. Construction Managements from California Polytechnic State University, San Luis Obispo
- ENR Global Best Project Award of Merit, Cultural Worship, 2021, for the Academy Museum of Motion Pictures
- AIA Building Team of the Year, 2021, for the Academy Museum of Motion Pictures
- ENR Regional Best Project Award of Merit, Hospitality, 2018, for the Waldorf Astoria Beverly Hills
- AIA Pasadena & Foothill Merit Award, Institutional/Educational, 2016, for USC Stevens Hall for Neuroimaging
- Urban Land Institute (ULI) member

Ask us about our core values!



CLIENTS FIRST – ALWAYS



COLLABORATION



SHERLOCK HOLMES



COMMITMENT TO EXCELLENCE



BE HUMBLE

PROVEN PROCESS

aka.

TIMELINE [1]	PROJECT FEASIBILITY ANALYSIS	DESIGN TEAM PROCUREMENT	CONCEPT DRAWING & ENTITLEMENTS	SCHEMATIC DESIGN (SD) & DESIGN DEVELOPMENT (DD)	CONSTRUCTION DOCUMENTS (CD)	PRECONSTRUCTION	CONSTRUCTION	CLOSEOUT
	1-2 MONTHS	1-2 MONTHS	2-10 MONTHS	3-12 MONTHS	3-12 MONTHS	2-6 MONTHS	12-30 MONTHS	1-2 MONTHS
PREREQUISITES	<ul style="list-style-type: none"> Owner selects project manager (PM) 	<ul style="list-style-type: none"> PM documents initial programming 	<ul style="list-style-type: none"> Owner/PM selects the design team 	<ul style="list-style-type: none"> Approval of concept drawings and cost estimate 	<ul style="list-style-type: none"> Approval of SD / DD drawings 	<ul style="list-style-type: none"> Approval of CD drawings, cost estimate, and schedule 	<ul style="list-style-type: none"> Approval of general contractor agreement and permits issued 	<ul style="list-style-type: none"> Building is substantially complete
SERVICES PROVIDED	<ul style="list-style-type: none"> Document project goals and initial programming Provide feasibility analysis and due diligence report Cost modeling and scheduling 	<ul style="list-style-type: none"> Qualify, assemble and manage the entire project team including architect, consultants, general contractor, vendors & stakeholders Contracts development, reviews, analysis, and negotiations Project budget development and management including all land, hard and soft costs Project schedule development and management Drawing review and constructability analysis at each issuance Cost estimates oversight and value engineering at each issuance Risk analysis and mitigation; proactive problem solving Authority Having Jurisdiction (AHJ) oversight including entitlements and permitting 				<ul style="list-style-type: none"> Cost & budget management Schedule management Construction monitoring and quality control Management and coordination of the project team Proactive problem solving; risk and claim mitigation Change order review & negotiation Community outreach Oversee inspections, permits and occupancy Safety analysis FF&E management 		<ul style="list-style-type: none"> Administer contract close-out procedures Coordinate owner move-in Punch list and warranty management
DELIVERABLES	<ul style="list-style-type: none"> Project evaluation report Cost & schedule modeling Initial programming 	<ul style="list-style-type: none"> Design team request for proposal (RFP) Bid tabulations Negotiated contract 	<ul style="list-style-type: none"> Final programming Concept drawings Cost estimates 	<ul style="list-style-type: none"> SD drawings DD drawings Cost estimates 	<ul style="list-style-type: none"> Permit-ready CDs Cost estimates Contractor RFP Bid tabulations Negotiated precon agreement 	<ul style="list-style-type: none"> Permits Final contractor cost & schedule Contractor construction agreement 	<ul style="list-style-type: none"> Project status reports Budget & schedule reports Meeting minutes Substantially complete building 	<ul style="list-style-type: none"> Accounting reconciliation Release of liens Closeout documents

[1] Duration depends on project type and size among other requirements. The above ranges are for a typical ground-up building and assumes non-discretionary by-right development.

WHY HIRE THE COOPERATIVE?

PROTECTION (START TO FINISH)

Our sole focus is to protect our clients and their projects from start to finish. We guide you through it all as your trusted advocate.

CUSTOMIZED SUPPORT

Hiring an outside team allows for customized support not based on any one person or firm. We work for you to ensure that all others do their best for you.

A TEAM THAT CAN ADAPT

An agile, streamlined, and experienced team that can adapt to changes easily. We will tailor our approach for you.

SAVE TIME & MONEY

We save TIME and MONEY with a dedicated, knowledgeable and passionate team that makes your project's success their #1 priority.

PREVENT PROBLEMS

Coordination, communication, organization, and attention to detail to prevent losses, changes, or problems.

MODERN TECHNOLOGY

Technology that promotes collaboration, protects your interests, and increases efficiency: Procore, Bluebeam, Microsoft Project, Ninety.io, BIM, On-Screen Takeoff.

SPEED TO MARKET

We ensure you get your project to market as fast as possible with our proven experience and management.

COLLABORATION

With our team oriented mindset, we lead the project forward with complete collaboration and cooperation, ensuring accountability for all.

COMMON DEVELOPMENT RISKS

- 36% of corporate real estate construction projects fail
- One-third of those that fail will permanently lose their budget
- 12% of every dollar is at risk in your budget if not properly managed
- Loss of internal and external management
- Poor contracts and documentation leaving you and your project open to liability
- Inadequate planning causing delays, increasing carry cost and legal issues

DELIVERABLES

BUDGETS AND COST REPORTS

The Cooperative will work with the project team to prepare an accurate and comprehensive project budget. This includes all hard and soft costs, potential exposures and appropriate contingencies.

- Project budget
- Anticipated cost reporting
- Cash flows
- Change order log
- Contract and invoice status

AGENDA AND MINUTES

The Cooperative will prepare detailed agendas and accurate, timely minutes for project meetings and work sessions.

- Project meeting agenda and minutes
- Identifies specific tasks, responsible parties, and due dates
- 60-90-day look-ahead

SCHEDULES

The Cooperative will develop a master project completion schedule. Schedules will be monitored regularly in conjunction with the project team.

- Critical tasks and milestones
- Incorporation of contractor & vendor dates
- Regular updates distributed to project team

SUMMARY REPORT

Each month, The Cooperative will submit a comprehensive report of the project financial commitments, contingencies, exposures and potential savings. Analysis will be provided in the areas of current status, major project milestones, critical issues and problem areas.

- Decisions to be undertaken by Client
- Project schedule review
- Project cost monitor, change analysis and variance report

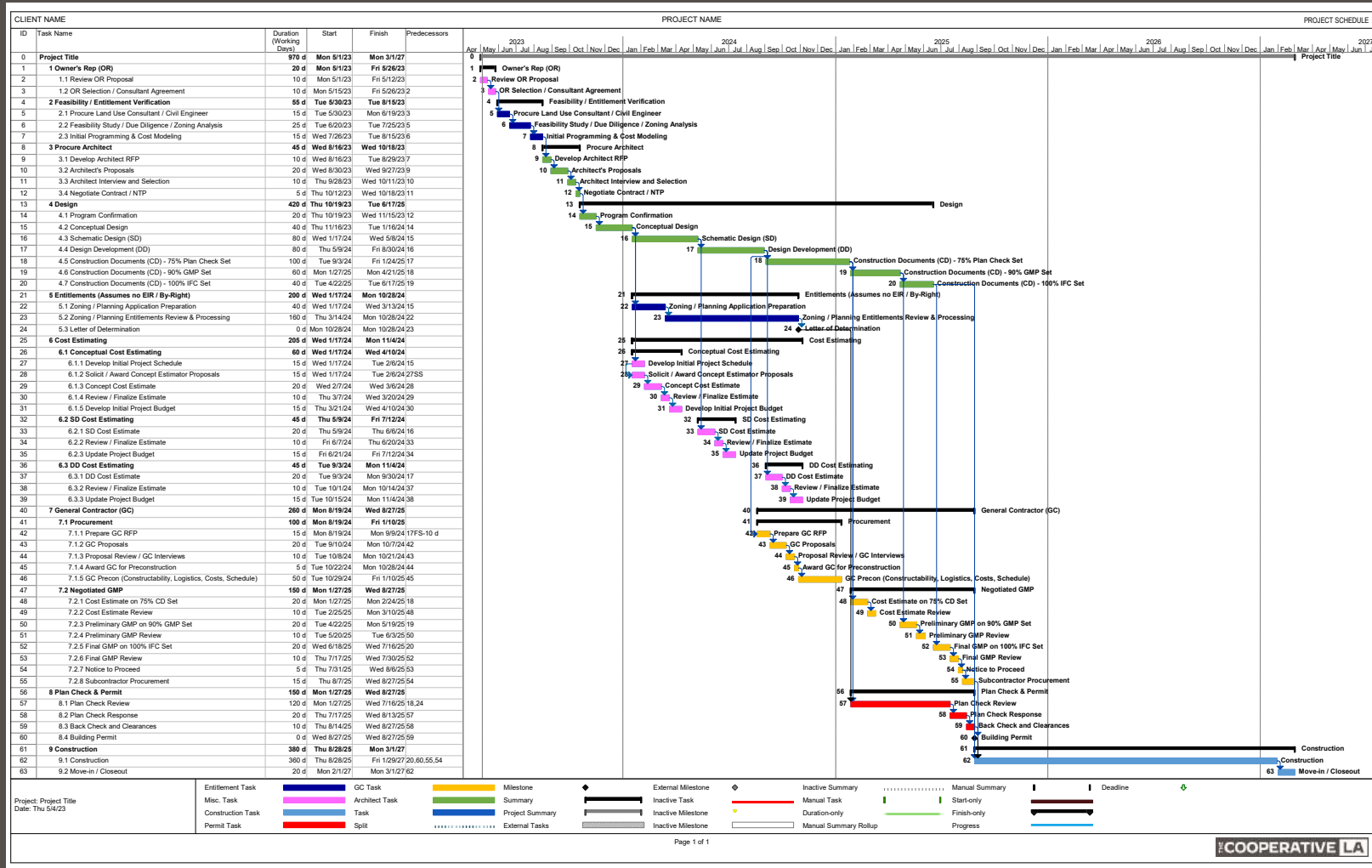
SAMPLE BUDGET

CLIENT NAME
PROJECT NAME
PROJECT BUDGET



ID	DESCRIPTION	BUDGET	% CONST	NOTES
1.0	CONSTRUCTION			
1.01	General Construction	\$ 75,000,000	100.0%	GC's negotiated GMP
SUBTOTAL CONSTRUCTION		\$ 75,000,000	100.0%	
2.0	ARCHITECTURE & ENGINEERING			
2.01	Design Architect	\$ 3,750,000	5.0%	Includes specifications
2.03	Structural Engineer	\$ 750,000	1.0%	
2.04	Civil Engineer	\$ 600,000	0.8%	Includes LID design
2.05	Landscape Architect	\$ 375,000	0.5%	
2.07	Mechanical, Electrical, Plumbing (MEP)	\$ 1,125,000	1.5%	Includes low voltage / AV
SUBTOTAL ARCHITECTURE & ENGINEERING		\$ 6,600,000	8.8%	
3.0	OWNER & SPECIALTY CONSULTANTS			
3.01	Geotechnical Engineer	\$ 50,000	0.1%	
3.02	Signage Designer	\$ 50,000	0.1%	Wayfinding and building ID
3.03	Furniture Designer	\$ 50,000	0.1%	
3.04	Owner's Representative	\$ -	0.0%	The Cooperative LA
3.05	GC Preconstruction Services	\$ 100,000	0.1%	
3.07	Plan Check Expeditor	\$ 100,000	0.1%	
3.08	Commissioning Agent	\$ 50,000	0.1%	
SUBTOTAL OWNER & SPECIALTY CONSULTANTS		\$ 400,000	0.5%	
4.0	PERMITS & INSPECTIONS			
4.01	Plan Check & Permit Fees / Permit Bonds	\$ 937,500	1.3%	1.25% of construction
4.02	Deputy Inspection	\$ 750,000	1.0%	Required by City 1% of construction
4.03	Geotechnical Observation	\$ 100,000	0.1%	Required by City FTE on grading
SUBTOTAL PERMITS & INSPECTIONS		\$ 1,787,500	2.4%	
5.0	FINANCING & INSURANCE			
5.01	Builders Risk Insurance	\$ 300,000	0.4%	0.4% of construction
SUBTOTAL FINANCING & INSURANCE		\$ 300,000	0.4%	
6.0	FF&E			
6.01	Furniture	\$ 2,000,000	2.7%	Offices, event space chairs, outdoor
6.02	Data/Telephone/Network Equipment	\$ 250,000	0.3%	MDFs, IDFs, WAPs, phones
6.03	Audio/Visual Systems	\$ 500,000	0.7%	Speakers, displays, projectors
6.05	Signage	\$ 250,000	0.3%	Owner direct contractor
SUBTOTAL FF&E		\$ 3,000,000	4.0%	
7.0	OTHER PROJECT COSTS			
7.01	Civil Survey & As-Builts	\$ 25,000	0.0%	
7.02	Utility Surveys & Potholing	\$ 25,000	0.0%	
7.05	Messaging / Shipping / Printing	\$ 100,000	0.1%	All reimbursables
SUBTOTAL OTHER PROJECT COSTS		\$ 150,000	0.2%	
8.0	PROJECT CONTINGENCY			
8.01	Project Contingency	\$ 8,723,750	11.6%	10% on hard + soft costs
SUBTOTAL PROJECT CONTINGENCY		\$ 8,723,750	11.6%	
9.0	TOTAL PROJECT BUDGET	\$ 95,961,250	127.9%	

SAMPLE SCHEDULE



SAMPLE MEETING MINUTES

MEETING MINUTES



Project: Project Name
Date: 5/1/2023
Location: Project Address | Conference Room
Purpose: Weekly Preconstruction OAC Meeting #5

ATTENDEES
 Alex Grosjean (AG), COOP Bryson Reaume (BR), COOP Architect
 Contractor Owner Consultant

- ITEM 1.0 PLAN CHECK & PERMIT**
- 1.1 Early Start Permits (Demo, Grading/Shoring)**
 Demo only permit required by 6/26 to allow time for AQMD notice with start of construction assumed to be 7/17. Architect to set up meeting to review with Expedito on 6/5 to confirm no 30-day neighbor notice is required.
Action: Architect/Expedito Due Date: 6/5
- 1.2 Building Permit**
 Architect submitted for building plan check on 4/4.
 - Fire Department comments: new hydrant is not required; however, fire requesting second FDC. Architect to review with understanding this is a costly impact (financial hardship) and will try to eliminate the requirement for a second FDC or find cheaper alternative, such as a hydrant near our new fire water connection.
 - LADBS comments: The ranges may need to be changed to electric. Owner noted electric ranges or induction ranges could be fine but need cooktop. Engineer confirmed electrical load demand not exceeded.
 - ADA comments: under review, nothing appears major at first glance.
Action: Architect Due Date: 7/17
- 2.0 GENERAL CONTRACTOR (GC)**
- 2.1 Value Engineering (VE) List**
 All accepted VE have been addressed and will be included. Only 1 MAYBE should be revisited for new windows. Architect to send email to Owner for review.
Action: Contractor Due Date: 5/8
- 2.2 Subcontractor Early Procurement**
 Contractor issued early procurement list to team. Meeting held on 4/25; elevators and abatement/demolition commenced bidding. Architect issued updated fire sprinkler plans/specs; Contractor sending out to subs this week.
Action: Contractor Due Date: 5/8
- 3.0 ARCHITECT**
- 3.1 90% Construction Documents (CDs) Issuance**
 90% CDs will be issued by 5/8. All accepted value engineering should be incorporated in this set. This will be the basis for the Contract with the GC (GMP). An Allowance should be held for any plan check corrections. The specs will include manufacturers and products where possible in the 90% CDs.
Action: Architect Due Date: 5/8

This ends the Minutes. All parties are requested to review the Minutes and if there are any questions or comments, please contact the author. Otherwise, the Minutes will stand as written after two days.

The next scheduled meeting is set for **Monday, May 8th at 9 AM.**

DELIVERABLES



PRIMESTOR'S THE WALK

The Walk will represent the revitalization of the Norwalk Civic Center into a dynamic mixed-use hub. Featuring 365 residential units constructed using metal volumetric modules from STACK Modular, the building will comprise both market-rate and affordable housing, spanning 5-7 stories and totaling 303,000 SF. The residential segment will incorporate an 8,500 SF amenity building on a single level and a 5-level concrete parking structure.

In addition, the project encompasses around 85,300 SF of retail space within single-story on-grade buildings. Furthermore, it will include approximately 357,000 SF of hardscape and landscape enhancements across the site, fostering an inviting indoor-outdoor shopping area and Paseo.

The vision for The Walk is to establish a sustainable mixed-use environment, offering diverse dining options, chef-

inspired restaurants, local boutiques, entertainment, and publicly accessible free events. The development will be interlinked by vibrant plazas and open spaces, anchored by the existing movie theater and hotel.

ADDRESS:	12700 NORWALK BLVD, NORWALK
SIZE:	13 ACRES, 365 RESIDENTIAL UNITS, & 85,300 SF RETAIL
ARCHITECTS:	ASSEMBLAGE WORKS, DLR GROUP
CONTRACTOR:	BERNARDS, STACK MODULAR
CLIENT:	PRIMESTOR DEVELOPMENT



ACADEMY MUSEUM OF MOTION PICTURES

In the heart of Los Angeles, at the intersection of Wilshire Boulevard and Fairfax Avenue, the Academy Museum of Motion Pictures is the world's premier movie museum.

Situated on the famed "Miracle Mile," the museum preserves and breathes new life into the former 1939 May Company department store, now re-named the Saban Building. Celebrating its history and imagining new possibilities, the additions to the building that date from 1946 have been removed and replaced with a spherical building that features the 1,000-seat David Geffen Theater and the Dolby Family Terrace with views towards Hollywood. The revitalized campus features more than 50,000 square feet of gallery space, two theaters, cutting-edge project spaces, an outdoor piazza, the rooftop terrace, an active education studio, a restaurant, and store.

Renzo Piano said, "The Academy Museum gives us the opportunity to honor the past while creating a building for the future—in fact, for the possibility of many futures. The historic Saban Building is a wonderful example of Streamline Moderne style, which preserves the way people envisioned the future in 1939. The new structure, the Sphere Building, is a form that seems to lift off the ground into the perpetual, imaginary voyage through space and time that is moviegoing. By connecting these two experiences we create something that is itself like a movie. You go from sequence to sequence, from the exhibition galleries to the film theater and the terrace, with everything blending into one experience."

ADDRESS:	6067 WILSHIRE BLVD, LOS ANGELES
SIZE:	230,000 SF
BUDGET:	\$482,000,000
ARCHITECTS:	RENZO PIANO BUILDING WORKSHOP, GENSLER, SPF:A
CONTRACTOR:	MATT CONSTRUCTION
CLIENT:	ACADEMY OF MOTION PICTURE ARTS AND SCIENCE



WALDORF ASTORIA BEVERLY HILLS

The Waldorf Astoria Beverly Hills, on the existing Beverly Hilton Hotel property, evokes classic Hollywood glamour informed by California’s Streamline Moderne style with meticulously executed interior architecture and decor designed by Pierre-Yves Rochon and an exterior of sweeping white stone curves, floor-to-ceiling glass and bronze accents.

170 luxury rooms, including 42 suites, feature oversized balconies and classic lanais that extend the interior living space outward. On the third floor, the design of the private Celebrity Villa Suites takes advantage of the extended second-floor roof to incorporate spacious private patios and luxurious gardens.

The Waldorf Astoria Spa, high-end retail shops, an elegant lobby bar, and multiple Jean-Georges

restaurants, landscaped rooftop pool deck with VIP cabanas and lounge area enhance the luxury experience.

This fast-track project entailed constructing two levels of reinforced concrete below-grade to accommodate back-of-house facilities, all-valet subterranean parking for up to 314 vehicles and 13 levels above-grade of post-tensioned concrete with a limestone and glass façade. A new central plant services both the Waldorf and the Beverly Hilton.

ADDRESS:	9850 WILSHIRE BLVD, BEVERLY HILLS
SIZE:	394,000 SF
ARCHITECTS:	PIERRE-YVES ROCHON, PERKINS + WILL, GENSLER
CONTRACTOR:	MATT CONSTRUCTION
CLIENT:	OASIS WEST REALTY LLC / ALAGEM CAPITAL GROUP

USC STEVENS HALL

The new Mark and Mary Stevens Institute for Neuroimaging and Informatics (INI) holds imaging and ancillary equipment, two MRI machines, laboratories, workspaces and offices, conference rooms, multi-purpose collaboration areas, a supercomputer suite and a Digital Immersive Viewing Environment (DIVE) presentation theater where scientists can display and manipulate super high-resolution brain imagery on a giant, curved modular LED screen.

The facility is supported by high capacity power systems, UPS with battery backup, an on-site generator, filtered power distribution, dedicated cooling systems, power and environmental monitoring systems and an access control system. Construction entailed extensive renovation and rehabilitation of the Raulston Memorial Research Building, a 1952 concrete-frame, brick-façade structure comprising five floors plus a basement and a mechanical penthouse.

A glass-walled addition that seems to float from the second and third floors updates the building’s appearance. The floor-to-ceiling window-walls on the south and east sides of those floors and around the entire perimeter of the first floor permit passersby to see the institute’s major components. The project also included seismic, MEP, HVAC, fire/life safety and disabled access upgrades, the installation of a fiber connection to the USC Norris Cancer Hospital and the construction of a new adjoining building, the Center for Imaging Analysis (CIA), to house two new Magnetic Resonance Imaging (MRI) systems.

ADDRESS:	2025 ZONAL AVE, LOS ANGELES
SIZE:	35,227 SF
ARCHITECTS:	SMITH GROUP
CLIENT:	USC CAPITAL CONSTRUCTION DEVELOPMENT



THE HISTORIC HOLLYWOOD ROOSEVELT HOTEL

Named after President Theodore Roosevelt, the Hollywood Roosevelt first opened its doors in 1927. The project included completely new mechanical, electrical and plumbing systems throughout the historical structure, as well as renovations to the properties accommodation, public spaces, food and beverage and multiple event venues.

With all performed work, the building’s historical elements were not compromised and all construction was done with minimal disruptions to the hotel’s 24/7 patrons.

The Hollywood Roosevelt’s Blossom ballroom hosted the first ever Oscars awards ceremony in 1929. We had the privilege of fully restoring this historical room along with the construction of the Tropicana Bar, Teddy’s bar, Public

Kitchen restaurant and the Spare Room nightclub and bowling alley.

ADDRESS:	7000 HOLLYWOOD BLVD, LOS ANGELES
SIZE:	300 ROOMS & 63 SUITES
BUDGET:	\$42,000,000
ARCHITECTS:	RKA, YABU PUSHELBERG, STUDIO COLLECTIVE
CONTRACTOR:	REAUME RICHARDSON
CLIENT:	GAW CAPITAL



1 HOTEL

The 1 Hotel project consisted of the renovation of two existing story towers, which included 283 guest rooms, corridors, elevator lobbies, pool deck and major exterior landscaping. Utilizing repurposed materials and native plant flora from the nearby Santa Monica Mountains, the redesign focused on bringing the California landscape into the hospitality experience by blending the hotel’s interior and exterior.

ADDRESS:	8490 SUNSET BLVD, WEST HOLLYWOOD
SIZE:	259,000 SF
ARCHITECTS:	RIOS / AVROKO NYC
CONTRACTOR:	REAUME RICHARDSON
CLIENT:	STARWOOD HOTELS

TESTIMONIALS

“As a nonprofit organization renovating an entire building, Bryson’s appreciation of our mission, his community involvement, intelligence and experience, and his professionalism and ability to think ahead and manage costs/value engineer is nothing short of remarkable. And he is sincerely a “good guy” making our entire construction experience a thoroughly enjoyable one.”



— PATRICIA V. OSTILLER, EXECUTIVE DIRECTOR, CANCER SUPPORT COMMUNITY PASADENA

“Sean inherited several very challenging construction projects underway: delayed, no budgets, unqualified contractors, no specs. At the time, we didn’t even understand what a difficult job it was: fixing ongoing projects, launching new projects effectively, and still hitting quite aggressive timeline targets. Sean made an immediate impact and built a capital-efficient, super-fast development capability that became a competitive advantage for the company. Even with bad news or missteps, I learned I was always getting a straight story with Sean. I trust him immensely and would go well out of my way to work with Sean again.”



— DERICK-STACE NAUGHTON, CHIEF OPERATING OFFICER, QUIXOTE STUDIOS

“Construction and real estate inherently carries many risks. After collaborating with Bryson and his team for over 10 years, I quickly learned to appreciate their no-nonsense and transparent approach to project delivery and risk management. I think it is generally accepted that there will very likely be issues on any construction project. The true test of any consultant is how they respond to challenging situations - His team takes a meticulous, proactive and solutions driven approach which is critical in ensuring the success of any project.”



— CARLOS SERRA, EXECUTIVE VICE PRESIDENT, REXFORD INDUSTRIAL | \$10BN+REIT

“Construction is extremely complex and Bryson’s gift to the industry is his ability to work with a holistic approach. He views through multiple lenses and he takes that into creative in problem solving. This type of leadership is passed down to all his select staff. Bryson is knowledgeable but also insightful and someone with passion and commitment.”



— KARIN LILJEGREN, FOUNDER & PRINCIPAL, OMGIVNING

“I have found Bryson very genuine in his dealings with people. His approach is solution minded and team oriented and his construction IQ adds to the strength of the team. I would love to find more opportunities to work with him.”



— JITENDRA PAHILAJANI, EXECUTIVE VICE PRESIDENT, WEBCOR

TESTIMONIALS

“Collaborating with Bryson over the course of many years, we have enjoyed a high level of thinking and care for the details that promotes problem solving while achieving the design vision of a project.”



— MARK MOTONAGA, PARTNER & CREATIVE DIRECTOR, RIOS

“Modular construction is distributive. Not necessarily the outcome, but rather the process. To work with The Cooperative LA, who understood the nuances and differences of modular design, preconstruction and implementation - was a breath of fresh air. Quite honestly, The Cooperative’s ability to navigate the disruptive nature of modular construction is what the modular industry and LA housing market has been needing for years.”



— JIM DUNN, PRESIDENT, STACK MODULAR

“I’ve worked with Bryson and his team on multiple projects over several years. They consistently meet budgets and timelines, and are highly responsive and communicative when the inevitable questions pop up along the way. They are clearly knowledgeable and relish problem solving, which make them ideal partners for our projects. I trust them and I am always confident that they are seeking ideal solutions and will follow through on work as promised.”



— HOWARD KOZLOFF, FOUNDER & CEO, NOBLESPACE

“I have worked with Bryson and The Cooperative LA team for over the past decade in transforming our two AKA properties in Beverly Hills and West Hollywood. Bryson and his team are both competent and compassionate, understanding the need to both meet budget and schedule while at the same time the desire to create high design and style! I highly recommend working with this team as they are collaborative and bring in the best vendors to do the best job!”



— LARRY KORMAN, PRESIDENT, AKA HOTELS & HOTEL RESIDENCES

“We met Bryson six years ago through a referral from our architecture firm RKA. We had a large and rather difficult project ahead of us and struggled with how to make it through the process while keeping our existing businesses running and unaffected. Our task was to turn a DTLA scrapyards into a flagship showroom, nursery and events center. Needless to say, Bryson and his amazing team made the process painless and delivered an incredibly well constructed and beautiful, building on time and without the anticipated angst. We still get remarkable reviews on this project to this day!”



— GREG SALMERI, CO-CHIEF EXECUTIVE OFFICER, ROLLING GREENS



THE COOPERATIVE LA

**QUESTIONS? PLEASE FEEL
FREE TO CONTACT US**

Info@TheCooperativeLA.com
562-236-6514

