

**Nouvelle, LLC** was established in 1995 as a boutique firm and is comprised of over 25 years of experience in both commercial and residential construction projects. Nouvelle's philosophy is to provide the highest quality service in development, management and construction.

**What We Offer**

- Construction Management
- Project Management & Owner Representation
- Development
- Affordable & Special Needs Housing

**Construction Management Services**

With Nouvelle, LLC representing your organization, you are assured outstanding service and competent supervision at every stage of the project, from pre-construction consultation, to the management of the design construction documents, through construction completion and close-out of the project.

Since Nouvelle owns its own property as well, our core belief is cost savings and producing a great end product.

**Owners Representation / Project Management Services**

An overview of Nouvelle's project management services:

**Pre-Construction Phase**

- Design Team Selection & Management
- Site Review
- Cost Estimating
- Value Engineering
- Constructibility Analysis
- Scheduling & Phasing
- Procurement of Prime Contract
- Project Buy-Out
- Approval Process

**Construction Phase**

- On-site Construction Management
- Change Order Analysis & Negotiation
- Schedule Review
- Document Control
- Claims Prevention



**CONSTRUCTION MANAGERS ■ DEVELOPERS ■ CONSULTANTS**

for more info: [nouvellellc.com](http://nouvellellc.com)  
Phone: (973) 726-0488  
[lbruni@nouvellellc.com](mailto:lbruni@nouvellellc.com)

## Project Management Services

Nouvelle's team has been building and developing projects as owners and for clients for many years. We understand the construction process and cost to build out a project. Our company does not just manage a project from the office but from the field which gives us an advantage over most Project Management firms that only know the process side of the industry. We understand the whole process from acquisition to completion.

## Development

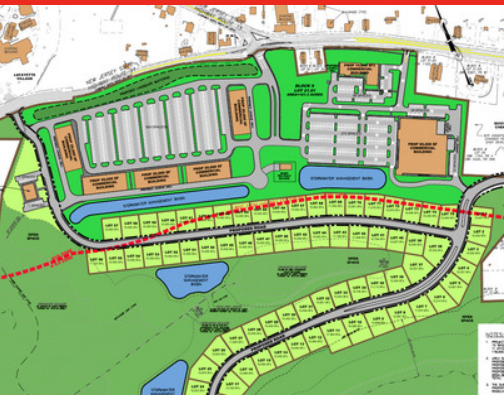
When a site is selected, our team puts together necessary zoning analysis, proformas and budgets to properly determine the sites' maximum development potential. Nouvelle will perform all the development and construction management activities to complete the project.

## Affordable & Special Needs Housing Services

Nouvelle, LLC has been developing and managing the construction of various affordable housing projects since 2009. Nouvelle's involvement in all phases of the development and construction process allows our clients to focus on their own mission and core services.

## The Nouvelle Advantage

Our philosophy is to provide quality with expert personnel. We assist and represent owners and developers in all phases of a project. This benefits the client by providing a well informed and equipped team with tried and true practical input, quality control, recommendations on materials and details that will endure, and a full knowledge of approval requirements for both planning and building.



**CONSTRUCTION MANAGERS ■ DEVELOPERS ■ CONSULTANTS**

please visit us at [www.nouvellellc.com](http://www.nouvellellc.com)

Phone: (973) 726-0488  
[lbruni@nouvellellc.com](mailto:lbruni@nouvellellc.com)