

Constructing the future

Knowledge
Perseverance
Integrity

Cambridge
Construction Group LLC



Tenant Amenity Center | Tavern Square

Who We Are

As a full-service general contracting and design-build firm, Cambridge Construction Group LLC implements a service-oriented process management approach. With our vast industry expertise and focus on quality workmanship, we offer comprehensive services to include assistance with design-to-cost control, pre-construction, stakeholder collaboration, space delivery, occupancy administration and project closeout. We provide a full range of construction-related services aimed at meeting the objectives of all project stakeholders. Priority is placed on providing thorough collaboration with all team entities to include the respective department heads, the tenant/user groups, architects and engineers, building operations staff, and property management.

With more than 30 years of experience in the market, Cambridge Construction Group LLC maintains the knowledge and ability to leverage our relationships throughout the industry and work within each jurisdiction of the Washington D.C. Metropolitan Area. Since 2010, we have completed over 600 projects totaling in excess of 5M square feet, of which nearly 85% are tenant-related construction projects.

Licensed in:

- Maryland
- Virginia
- District of Columbia





AOS | 1100 G Street

Our Spectrum of Work

- Spec Suites
- Tenant Interiors
- Building Systems
- Lobby Renovations
- Tenant Amenity Centers
- Office, Medical, and Retail Fitouts
- Corridor and Restroom Renovations
- Multi-family Residential





Power Home Remodeling | 2000 Corporate Ridge

Our Professional Services

Pre-Construction

- Partake in programming interview sessions with stakeholders and user groups to provide insight regarding pricing, scheduling, design and process.
- Provide material availability and lead-times to incorporate into the project schedule.
- Perform site surveys of premises to become familiar with buildings and systems to identify conflicts for mitigation and resolution.
- Collaborate with the A&E team during pre-construction enabling CCG to provide real-time pricing feedback to ensure the most favorable pricing downstream.
- Coordinate tenant vendors including telephone/data cabling and furniture to ensure the successful integration of each into the overall construction schedule.
- Provide electrical and mechanical equipment surveys and perform pre-balance reports with the assistance of a mechanical contractor to assist the MEP Engineer to accurately design the HVAC.
- Provide detailed pricing notes and ensure accurate pricing via a comprehensive Solicitation and Bid Package for Subcontractors.
- Provide estimating and budgeting services.
- Provide coordinated review of construction drawings.
- Collaborate to ensure that the design criteria are clearly defined, and both the budget and the schedule are well communicated and successfully achieved.



Our Professional Services

Construction General Contracting

- Final price determination through comprehensive bid process
- Owner contract and subcontracts; preparation and execution
- Preparation and submission of monthly progress billings
- Construction milestone schedule implementation
- Change Order management (pricing, approval and tracking)
- Design change management (review, practical input, implementation and tracking)

Construction Management

- Review of construction plans to ensure that they meet established building standards
- Obtain multiple bids for the work and collaborate with the Owner during the selection process
- Manage and supervise the construction process to ensure that the budget, schedule and workmanship are executed and achieved
- Review and approve progress billings of the general contractor
- Design build-to-cost control



Our Professional Services

Project Closeout

- Administer the issuance of a Certificate of Final Inspection allowing the Premises to qualify for an occupancy permit by the Tenant.
- Assist in obtaining occupancy permit.
- Provide testing, balancing and equipment commissioning for HVAC and other key systems in advance of tenant occupancy in order to ensure that all systems are functioning as intended.
- O&M documentation and warranties will be provided for the building engineering staff and to respective stakeholders for their records.
- Punch list execution and management.
- Assist with coordinating the Tenant's movers to ensure proper protection of the common areas and premises.
- Provide a detailed final billing and close-out for Tenant's review and approval including required lien waivers from all subcontractors, vendors and tradesmen.
- Commissioning as required.





Consulting Services Group LLC | The Atrium at Worldgate

Select Testimonials



Cambridge Construction Group was great to work with. They kept us well-informed throughout the entire build-out process of our company's new DC office. The weekly construction meetings were very informative and helped keep us up-to-date with the progress of our new space. Having a group that was attentive to our wants and needs was ideal. The construction team went above and beyond to help get our office move-in ready! Our company is very happy with the way our new space turned out and it was a pleasure being able to work with the Cambridge Construction Group.

-Annie Buckley | Padilla FoodMinds

First, thank you for doing an amazing job on our project. With regard to our future projects, I would use your team again without a doubt. Your team is first on the list. Many thanks!

-Colin Potts | ROSM

Thank you so much for turning my vision into reality. I love my new second home and that's because of your hard work. I appreciate everything you did for me.

-Isabel N. | Tenant



Select Testimonials



Cambridge Construction was the company that did the build-out at our second PT location. They were amazing in all aspects. They were very organized, stayed on top of weekly progress, communicated very well with us on a weekly basis through meetings and emails, were very understanding about last minute changes and most importantly stuck to the construction schedule even finishing ahead of the time line. We were so impressed by their work ethic and the quality of work was amazing. We would use them again for any other project in a heartbeat!

-Angela Gordon PT, MPT, DSc | Co-Founder Advanced Kinetics Physical Therapy and Sports Performance

We opened our McLean training center to students this week. The training center looks great and is off to a really good start. A lot of people will get the training they need to take their IT careers to the next level in this facility. Thank you for all your work in this long process.

-Victor Torgrimson | Tech Data



Select Testimonials



On behalf of E2Open, I can say that Brent, Larry and the entire CCG team did a fantastic job of finishing out our new Corporate Ridge office. Under extremely challenging circumstances of the last year of 2020, Brent worked effectively at getting all of the pieces of our project pulled together and moving forward. At times it was like herding cats, but he did it. Larry and the construction team turned over a fantastic looking space that captured the essence of our E2Open brand.

-David Thomas | Director Corporate Real Estate & Facilities | E2Open

The clear communication and quality of work provided by CCG allowed us to make several transactions work on very tight timelines. I wouldn't hesitate to involve CCG in any of my projects.

-Tom Walsh | Director | Cushman and Wakefield

Our experience with Cambridge was good. I appreciated the communication between yourself and Larry, always keeping me and our vendors in the loop and making modifications or trouble shooting when needed. The weekly calls were very helpful. Your meetings were very organized, which we appreciated! Thanks for everything!

-Michelle Tomasetti | Executive Operating Administrator | Power Home Remodeling



Select Testimonials



On behalf of The SeaMarsh Group, Inc. (SMGi) I want to thank you and your team, especially Larry Redden, for your essential support in bringing our design/build project to a successful conclusion.

I also note with appreciation the transparency and collegial interactions you had with my design and implementation teams, as you collectively worked through the bid and selection process for subcontractors and vendors. Your recommendations and selections were first rate. Your willingness to adjust to our design changes, work order amendments, and the peculiarities of our specialty work requirements was, and is, much appreciated.

We are happy in our new space. We appreciate your fine efforts on our behalf and wish you and CCG all the best in everything you undertake for current and future clients. We suspect that they too will be impressed by the professionalism and care you shared with us.

-William E. DePuy, Jr. | President | The SeaMarsh Group, Inc.





E2open | 2000 Corporate Ridge

Partial Tenant Clientele



Partial Landlord Clientele





Ortho Virginia | Cambridge Metro Overlook

Meet Our Experts



Stephanie L. Tavenner
DIRECTOR OF
CONSTRUCTION



Katherine C. Freehof
VICE PRESIDENT OF
BUSINESS DEVELOPMENT



Brian R. Lowe
PROJECT MANAGER

James W. Ellsmore
PROJECT MANAGER

Tyron J. Gautsch
PROJECT MANAGER

Larry R. Redden
SUPERINTENDENT

Alberto B. Arias
SUPERINTENDENT

Sherlock S. Hang
SUPERINTENDENT

Taylor M. Reed
CONSTRUCTION
COORDINATOR

Justin B. Lowe
ASSISTANT
COORDINATOR



Lobby Renovations | 1250 23rd Street

True Leadership

Stephanie L. Tavenner is the Director of Cambridge Construction Group LLC and the Controller at Cambridge Holdings LLC. As Director, Mrs. Tavenner is actively involved in the management of the day-to-day construction operations. As the Controller, she is responsible for overseeing financial reporting, operating budgets, and performing necessary duties related to payroll.

Since joining Cambridge Holdings LLC as the Payroll Coordinator/AP Specialist in 2000, Mrs. Tavenner has continued to grow within the company. In 2003, she was promoted to Construction Coordinator and continued to earn positions such as Accountant in 2004, Senior Accountant in 2017, Controller in 2019, and Director of Construction in 2021.

Mrs. Tavenner has over 20 years' experience with Management Reports International and Sage Software.



True Leadership

Katherine C. Freehof is a Vice President of Cambridge Holdings LLC. Ms. Freehof is responsible for business development of the company's construction, property management, and leasing divisions. She is also involved with leasing over 3 million square feet of office, flex, and industrial properties on behalf of landlords throughout the D.C. Metro area.

Ms. Freehof returned to Cambridge Holdings LLC from Newmark Knight Frank's Las Vegas office where she worked with the Crooks/TabEEK team and represented office tenants and landlords throughout the valley. Prior to Newmark Knight Frank, Ms. Freehof was an Associate Vice President at Cambridge Property Group LLC, the leasing subsidiary of Cambridge Holdings LLC, where she specialized in landlord representation, with projects totaling more than 2.5 million square feet. Throughout her commercial real estate career, Ms. Freehof has been involved in over 1.5 million square feet of lease transactions with a total lease value of more than \$150 million. Ms. Freehof's varied background also includes media relations, corporate reputation management, and brand-building campaigns for financial organizations and real estate companies.

Ms. Freehof obtained her Master of Business Administration from the Crummer Graduate School of Business and a Bachelor of Arts in Environmental Studies from Rollins College. She is a member of the National Association of Industrial and Office Properties (NAIOP Northern Virginia Chapter), Commercial Real Estate Women (CREW Northern Virginia Chapter), the Commercial Real Estate Brokerage Association (CREBA), and the International Council of Shopping Centers (ICSC).



True Leadership

Brian R. Lowe is a Project Manager with Cambridge Construction Group LLC. Mr. Lowe is involved in Cambridge Construction Group LLC's innovative construction process from budget management, trade coordination, and business relations to contract negotiations, project estimating, schedule development, information tracking, document preparation, building codes, and OSHA safety standards.

Mr. Lowe has close to 20 years of construction management expertise which includes 10 years of experience managing the commercial construction process in the Washington, D.C. Metro area and another 8 years managing Federal construction projects nationwide. Utilizing his multi-faceted background, Mr. Lowe has been a valuable asset to Cambridge Construction Group LLC, maximizing productivity and efficiency with every project from initial design to close-out.

Mr. Lowe graduated from ECPI University with a Bachelor of Science.



True Leadership

James W. Ellsmore is a Project Manager with Cambridge Construction Group LLC, the construction services division at Cambridge Holdings LLC. Mr. Ellsmore has over 30 years of project management experience in the construction field and is exceptionally skilled at planning and managing project teams in the execution of commercial projects of all sizes and through all phases, from start to completion.

Mr. Ellsmore's expertise involves blueprint evaluation, the direction of jobsite safety measures, subcontractor pricing negotiation, project scheduling, financial tracking, invoicing, and evaluation of finished work through punch lists and payouts. He is certified in OSHA, CPR AED, EPA RRP, and Lead Renovation Removal.

With Mr. Ellsmore's extensive background as a leader in the construction industry, he brings great value to his role as Project Manager and is a huge asset to Cambridge Construction Group LLC.



True Leadership

Tyron J. Gautsch is a Project Manager with Cambridge Construction Group LLC, the construction services division at Cambridge Holdings LLC. Mr. Gautsch has over 8 years of project management experience in the construction field and has worked with industry general contractors such as Spectrum Inc., Scott Long Construction, Northpoint Construction, and Providence General Contracting. Mr. Gautsch brings with him a strong background in project scheduling, quality control, project logistics, buyout scheduling, budget management, contract negotiations, subcontractor selection, and project accounting. Mr. Gautsch is certified in OSHA-30, First Aid, and CPR.

Mr. Gautsch is an expert at managing multiple projects of all sizes, delivering both quality finishes and timely outcomes, making him a valuable asset to Cambridge Construction Group LLC.





Lobby & Lounge | 2000 Corporate Ridge

Constructing the future

CONTACT

Katherine C. Freehof

703.925.5236

kfreehof@cambridgeus.com

cambridgeus.com/construction

8391 Old Courthouse Road Suite 210 • Vienna, VA