

O'LEARY  GROUP

GOING BEYOND THE BUILD



**YOU'RE HERE BECAUSE SOMEONE YOU
TRUST MADE A RECOMMENDATION.
OUR REPUTATION PRECEDES US, AND
THAT'S NOT SOMETHING WE TAKE
FOR GRANTED.**

O'LEARY GROUP IS A MULTIDISCIPLINARY CONSTRUCTION MANAGEMENT FIRM.

Wherever you are in your development process, it's our job to reduce your exposure to risk and guide you to the next best step. We'll act as your advocate and advisor in every room, at every stage.

Our team will provide you access to a network of experienced contractors, ensuring a thoughtfully planned and priced build. We'll challenge contractors when we need to, negotiate costs and maximize scheduling opportunities on your behalf.

Our combined experience in design, general contracting, and client representation means that what we bring to the table goes beyond a single successful project, and looks to a future of shared successes.

O'LEARY GROUP
Going Beyond the Build





EVERY MOVE WE MAKE HAS A WHY.

O'Leary Group will lead your build and protect your interests from beginning to end. We design your ideal outcome from the very start and strategize for savings where it matters most.

ADVISORY	↘
DEVELOPMENT SUPPORT	↘
REAL ESTATE STRATEGY	↘
VENDOR PROCUREMENT	↘
CONSTRUCTION MANAGEMENT	↘

ADVISORY

We will meet you where you are in your development process, reducing your exposure to risk, and guiding you to the next best step.

Not every project calls for our full range of services – some teams, though fully equipped, may still need guidance in getting a project off the ground, over the finish line, or somewhere vital in between. Our Advisory services are the perfect start to the relationship, offering an opportunity for counsel, clarity and a mutually defined scope of work.





DEVELOPMENT SUPPORT

For clients looking to scale their real estate footprint, decisions made early in the project life cycle can lead to large impacts down the line. O’Leary Group offers expertise that empowers our clients to set strong foundations for a successful project from day one. From site selection through real estate negotiations, permitting, design, construction and launch, we think “big picture” right alongside you. We look for and achieve project efficiencies with both your short and long term growth in mind, providing clients with the guidance needed to make informed decisions on location, team, schedule, budget and more.

We know challenges are inevitable, but our experience enables us to identify and solve for potential pitfalls, long before they become lessons learned.

REAL ESTATE STRATEGY

Clients want to feel good before signing on the dotted line of a long term lease, and O’Leary Group will put you in the best position to do just that.



What are the permitting requirements of a given location?

Does the location meet your program needs?

How do the answers to these questions impact your launch date and budget?

We will lay out the risks and benefits of each location a client is considering. We'll prioritize feasibility, turnaround and cost management, and ensure our clients are taking confident first steps into a next phase of growth. Our Real Estate Strategy services include:

- Site selection
- Permitting Requirements
- Due diligence for site constructibility
- Schematic budgets to determine cost feasibility
- Design strategy for long-term scale
- Space planning and test fits
- Negotiation of lease work letter with landlord team



VENDOR PROCUREMENT

O’Leary Group will lay out what professionals you need to get the job done, and provide access to our best-in-class, national network. Our tried and trusted relationships span the following areas of expertise:

- Real Estate Brokers
- Designers
- Architects
- Engineers
- Expeditors
- Special Inspectors
- General Contractors
- Sub-Contractors

“As a designer, I appreciate Conor’s sensitivity to the details and to maintaining our design intent. He and his team are great partners, and help our team navigate the challenges of meeting timeline and budget.”

DAN MAZZARINI, PRINCIPAL AND CREATIVE DIRECTOR AT BHDM DESIGN

CONSTRUCTION MANAGEMENT

Quality Assurance. Risk Mitigation. Budget & Schedule Management.

These are the foundational services O'Leary Group brings to every phase of the construction process. Through transparency and proactive communication, we work to remove the roadblocks and ensure while we're managing the build, you can focus on growing your business.

"I had the pleasure of working with O'Leary Group on multiple projects and would be thrilled to work with them again. Conor is incredibly collaborative and solutions-driven, always respectful of our timelines and budget. He took the time to listen and adapt to any issues that arose during the process. I was across the country for both projects which could have been stressful, but Conor went above and beyond to ensure I felt informed and connected to the job site, always able to share clear updates on progress. He truly felt like an extension of our team and was an absolute pleasure to work with."

ANNIE JACKSON - CO-FOUNDER & CEO, CREDO BEAUTY

PRE-CONSTRUCTION MANAGEMENT

- Identify and pre-purchase long lead items
- Project schedule creation
- Contractor bidding and leveling
- Value engineering

CONSTRUCTION MANAGEMENT

Simple in writing, but paramount in practice, Construction Management is O'Leary Group's mainstay. We keep everyone on task, aligned and moving in the same direction.

POST-CONSTRUCTION MANAGEMENT

- Permitting sign offs
- Closeout documentation collection
- Tenant improvement allowance procurement
- Client handover



CONOR O'LEARY

FOUNDER & PRINCIPAL

Conor brings over two decades of general contracting, client representation, and startup executive experience to O'Leary Group. He oversees every build, acting as your trusted advocate and solutions-focused advisor at every stage.



MADILYN O'LEARY

FINANCE & OPERATIONS

Madilyn, our Co-Founder, proudly puts to work a diverse background in accounting, finance, project management, and systems implementation. She's passionate about creating back-office efficiencies for the team so that our Project Leads are empowered to focus on the work.



NIALL MEEHAN

PROJECT LEAD

Niall has managed projects across the residential, commercial, retail, and medical sectors. He thrives on breaking down complexities and ensuring the technical decisions are easy for clients to understand and make.



SAMARA PETIGROW

PROJECT LEAD

Samara has worked in-house for brands experiencing rapid growth and expansion, including SoulCycle, Tend, and Van Leeuwen. She is passionate about the intersection of function and aesthetic, and translating a brand's goals into a well-constructed, user-centric space.



tend

tend

Look
forward
to the
dentist

HELLOTEND.COM

tend

TEND

TEND

Location: 25+ locations across 6 markets including NYC, CT, Boston, DC, Atlanta, and Nashville

Completion Date: 2019 - Present

Services: Development Support, Real Estate Strategy, Construction Management





TEND IS THE FIRST DENTIST YOU'LL ACTUALLY LOOK FORWARD TO.

Tend is the first dentist you'll actually look forward to. As VP of Construction with Tend, Conor O'Leary had a hand in all aspects of physical growth, partnering with operations, clinicians and technologists to chart Tend's growth before building out a portfolio of 23 de novo and on-site locations and corporate headquarters. Conor, Samara and team standardized and streamlined early prototype office designs for scale, decreasing build-out costs, speeding time to market and improving patient experience. In 2022, Conor moved to the role of Consultant, as Principal of O'Leary Group, and has since built out 5 additional locations with Tend. After opening their first location in 2019, Tend now proudly boasts 28 locations across the country, and they're not done yet.

**Tend is a VC-backed, national DSO.*

“ Working with Conor on our Tend Dental studio build outs was an exceptional experience. His attention to detail and ability to manage complex projects efficiently ensured that our studios were completed to the highest standards. The result speaks for itself - our patients and staff are consistently impressed by the thoughtful design and quality craftsmanship in every corner of our studios.”

- Doug Hudson, CEO and Co-Founder of Tend

TEND LOCATION LAUNCH



CONVENE



convene

CONVENE

Location:

101 Park, New York, NY
117 W 46th Street, New York, NY
360 Madison, New York, NY

Date: 2023-Present

Services: Advisory & Construction
Management

MEETING AND EVENT SPACES THAT INSPIRE. WELCOME TO YOUR BEST DAY AT WORK.

Our team has managed multiple high profile projects for Convene including 101 Park Avenue, 117 West 46th Street and 360 Madison Avenue. These projects included details like a grand staircase, large conference halls with full theatrical lighting that can accommodate up to 223 guests, open gallery areas for networking and food breaks inclusive of an unlimited snack and beverage bar and cafe seating to enjoy meals prepared by one of Convene's Executive Chefs. Our responsibilities on each project were to manage the full RFP and bidding process, bid leveling, contractor negotiations for both Union and Non Union projects, schedule and budget management, Permitting process including full TCO sign off process.

"Conor is a bit of a unicorn in the project management market space. He has worked on the general contractor side, the owner side and the start up side, which gives him a unique perspective."

- Ken Nemeth, VP of Construction at Convene





RETAIL, MANHATTAN, NY



NITEHAWK
CINEMA

ENTERTAINMENT, BROOKLYN, NY



HEALTHCARE, NYC

THE CAMPBELL
BAR

HOSPITALITY, MANHATTAN, NY

kindbody

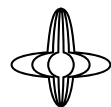
HEALTHCARE, 8 LOCATIONS ACROSS 6
MARKETS

convene™

WORKPLACE & HOSPITALITY,
3 LOCATIONS ACROSS NYC



HEALTHCARE, 3 LOCATIONS ACROSS
ATLANTA, GA



Othership

WELLNESS, FLATIRON, NY

tend

HEALTHCARE, 25+ LOCATIONS
ACROSS 6 MARKETS

KIND WORDS

“I’ve built dozens of projects with Conor and I can confidently say he’s among the very best in the business. On top of his very detail-oriented process, he brings a business-minded lens to all decisions and truly sits on the same side of the table with his clients. He and his incredibly talented team are a pleasure to work with and have made the difference between failure and success for many builds.”

Andy Grover, Co-Founder & Chief Development Officer at TEND

“Conor and OLG were a joy to work with. We brought him in to take the construction management of 8-10 units that were in various stages of development. He and Andy Grover acted as the in house real estate team and just made it happen. Conor is practical, efficient, always aligned, and focused on results. I will work with Conor again and again.”

Annbeth Eschbach, CEO at KindBody

“I have had the privilege of working with Conor for over a decade now. Our relationship began after being referred to him by CBRE’s Project Management division for a personal retail development project in Williamsburg. Conor proved to be an invaluable partner as my PJM and GC considering I was embarking on my first development project. He provided expert guidance, sound leadership and completed the project on time and within budget. This outcome prompted me to begin introducing Conor to my retail clients, which has resulted in well-built retail stores all around the country. Most importantly, my clients take comfort in knowing they have a trusted, local partner on the construction side of their retail projects which makes tackling pipeline and growth more achievable, successful, and enjoyable.”

Stephen Sjurset, Executive Vice President at CBRE

CONTACT US

Looking to learn more? Let's set up a call or coffee. We can't wait to learn more about what's on your horizon.

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🌐 [LinkedIn](#)



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