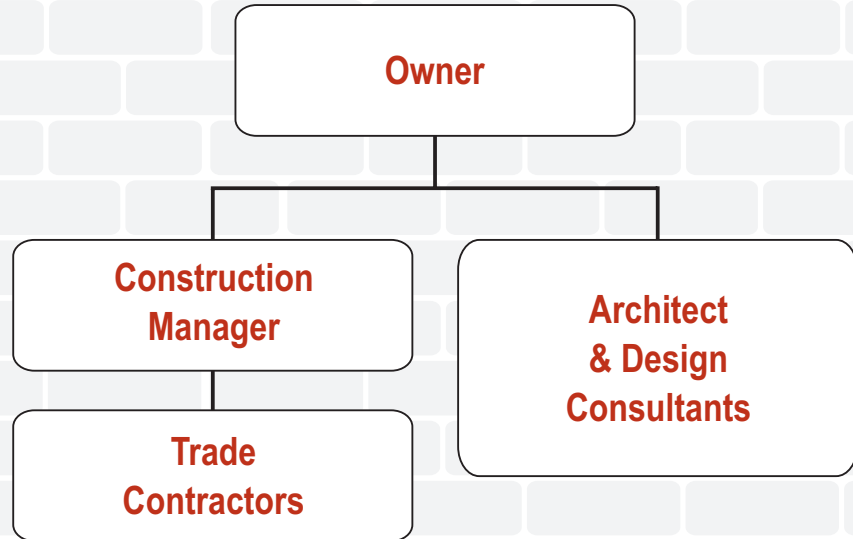


Construction Management

Project Delivery Methods



The Construction Management concept joins the Owner, Architect and/or Engineers, as well as the Construction Manager, in a team approach to the construction process.

The Owner directly retains the Construction Manager, and Architect or Engineers for a fee based on services required, The Construction Manager prepares a budget and schedule from the Architect's preliminary drawings and specifications.

Trade contract packages are released by the Construction Manager for tender on a competitive basis to specialty contractors during the period that the design is finalized. When the competitive bidding process is complete, a total project cost can then be established.

Site work commences almost immediately upon selection of the Construction Manager. The early start translates into an earlier finish, which if the building is being leased, represents considerable revenue. The Construction Manager will initiate a system of Value Analysis, the objective of which is to make the design more effective by utilizing his accurate knowledge of current material prices, delivery schedules and hands-on construction technology. The overlapping of design and construction is time known as 'Fast-Tracking'.

This type of contract can also be modified to a Guaranteed Maximum Price.