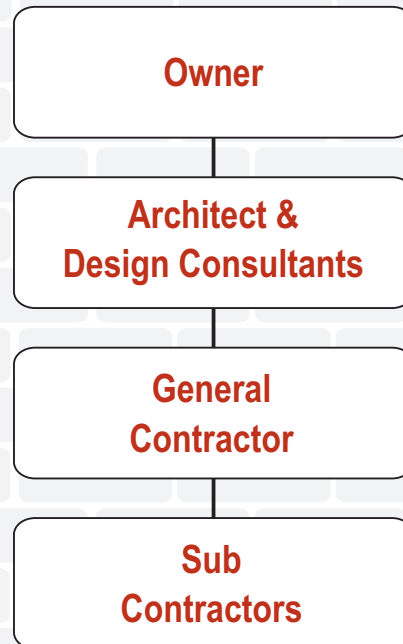


Lump Sum Tender

Project Delivery Methods



The owner directly retains the service of an Architect who is paid a fee to act as the Owner's agent, design the building and produce working drawings and specifications.

When the architect has completed the design phase, the project is offered for general or invited lump sum tender to General Contractors on a competitive basis.

After review of the tenders by the Owner and Architect, a firm lump sum, price contract is entered into between the successful General Contractors and the Owner. Construction can then commence.