

Construction management: Responsible Only To You

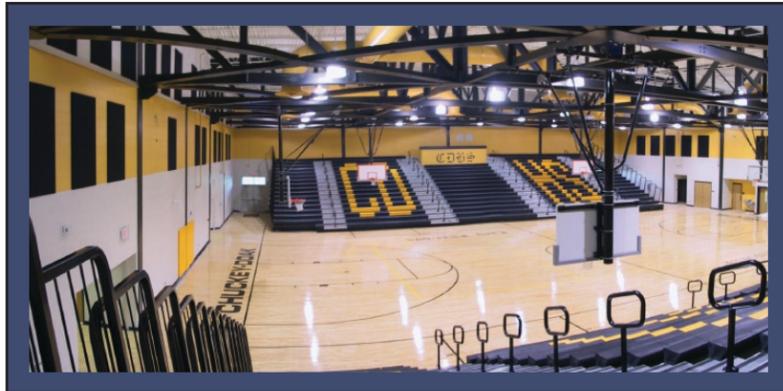
A construction manager should give you unbiased advice, responsible only to your interests and dedicated exclusively to delivering the best possible finished project.

A construction manager should work for you on a fixed basis, with no stake in the multitude of construction contracts and obligations that make up a typical construction project.

Not affected by conflicting interests, the construction manager represents you in such crucial areas as:

- Release and use of funds throughout the project
- Project Scheduling
- Control of the scope of work
- Best use of other firms' talents and resources
- Avoiding delays, changes, disputes and cost overruns
- Best flexibility in contracting and procurement
- Assuring the project is built to specification to meet your needs
- Sound financing strategies to protect and stretch your budget

Construction managers provide expertise for all facets of the construction process (pre-bond, planning, design, construction, etc.) without you having to retain individuals on your school's payroll for specific tasks. By involving a professional construction manager from the earliest stages of your project, you maximize your chances to achieve a smooth and trouble-free construction process and a facility that meets your needs.



Before launching a project, your construction manager can help you reach the best decisions in such areas as:

- General project characteristics and performance requirements
- Site analysis and selection
- Coordination with school activities and other public and community concerns
- Development of a preliminary budget and comprehensive master schedule
- Establishment of a management information and reporting system to meet your requirements
- Development of detailed and complete bid documents to assure timely, responsive and comparable bids, while avoiding questions and protests
- Assistance in reviewing and analyzing bids and selecting contractors
- Guidance in working with financial sources to develop innovative funding methods
- Complete financial analysis, projections, cost estimates, and other documentation for bond issues

**Your
Advocate
At Every
Stage
of the
Project**

CONSTRUCTION PLUS INC.
DESIGN BUILD SPECIALISTS



In the Design Phase:

A qualified construction manager can help you:

- Assure that design is aesthetically successful and achieves project goals
- Perform life-cycle cost analyses and other reviews for the greatest return on your construction investment
- Coordinate your technology implementation strategy with your construction plan to assure that your finished school will truly be equipped to deliver the support needed by current and future teachers and students
- Develop a detailed design schedule and supervise its implementation
- Review design in progress to assure construct-ability to assure minimal changes and fewer problems in the field
- Develop detailed component cost estimates at every design submittal



During the bid process:



Your construction manager can:

- Conduct pre-bid conferences to clarify the project's needs and assure responsive bids
- Assure that all bid documents are clear and all questions are answered
- Help you evaluate and compare bids
- Recommend bidders for contract award

While the construction is underway:

Your construction manager will be your eyes, ears and most importantly, your advocate. A professional construction manager will:

- Assure that all contractors, subcontractors and other participants fully understand every stage of the project's design and requirements
- Deliver timely and clear reports to you concerning construction progress, milestones, and other elements
- Manage the change order process for maximum effectiveness while minimizing delays and costs
- Monitor the construction process to anticipate difficulties, resolve issues early, and keep the work flowing
- Administer progress payments to assure that work milestones are met and that expenses are paid in a timely manner
- Assure that the contractors provide a safe workplace, not only for project workers but also in the case of renovations, assure the safety of students, teachers and everyone else who will use the facility during construction
- Eliminate the need for you to retain increased staff, reducing future operating and payroll costs when the construction is completed
- Coordinate the final stages of construction, including contractors' punch lists and similar tasks to be completed - often in a very compressed time period - before your new school can welcome its first students
- Help you plan for installation of systems, furniture, and other resources to be sure everything is ready when it needs to be. The first day of school is an inflexible deadline and your professional CM will make opening day hassle free.

Qualifications and Certification

What makes a professional construction manager? The Construction Management Association of America has worked for many years to develop an industry consensus on the qualifications and experience of a professional construction manager. The designation of Certified Construction Manager (CCM) is now the gold standard in the industry and is recognized in 145 countries.



CMAA President Bruce D'Agostino said, "CCM Certification sets one apart and indicates a level of performance based on standards that exemplify the best practices in our industry. Reviewers look for the highest level of competence in individuals who know, understand, and apply the association's Standards of Practice."



CCM

CMAA recommends you keep these standards in mind when you solicit proposals from prospective construction managers, and when you evaluate those proposals to select the individual or firm best suited to your project.

Remember, these professional qualifications and experiences are the resources that enable a construction manager to serve your projects effectively. The goal, at all times, is the same: High quality projects, delivered on time and within budget, that will serve your citizens for many years.

Construction Plus, Inc. was the state's first construction company to become a CMAA member, and Sandy Loy, Construction Plus president, was Tennessee's first contractor to earn the Certified Construction Manager designation.



CONSTRUCTION PLUS INC.
CERTIFIED CONSTRUCTION MANAGER

How do we build better schools
in the 21st Century?

The answer is a
Certified
Construction Manager

CCM



The CCM gives owners more effective control of complex construction, delivering high quality finished projects on time and within budget. The CCM is your advocate, combining detailed technical knowledge with a commitment to meeting your needs.

Contact us today and let us share with you in person how we can solve your building problems, save you money, and make it easy.



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