

Happy Customers

"Cherokee Health Systems asked us to help them in the selection of a constructor for their new rural medical office building. The selection process yielded a number of highly credentialed and qualified constructors.

Construction Plus impressed Cherokee Health Systems strongly on a professional and even more so on a personal level. The executives of CHS felt a connection and trust with those from Construction Plus seated across the table, understanding that those same people were the ones who would actually deliver their new facility.

Turns out their instincts were right.

... I believe Cherokee would welcome the opportunity to build together again – both a facility and a relationship."

David L. Cockrill, AIA President, Cockrill Design & Planning

"Sandy Loy and the Construction Plus team have done excellent work on our church construction project from the very first concept. Sandy's help was invaluable at every step of the process. His candid advice comes from many years of experience and was invaluable to our project. He tackles the inevitable road bumps with speed and focus."

Curt Jawdy, P.E. Building Committee Chair, Covenant Presbyterian Church, Oak Ridge

"This was a really specific project, nothing had been done like this in East Tennessee. The way they worked with the refrigeration company out of Canada, certainly top notch. We were under a real tight deadline and Construction Plus pulled through for us."

Bill Shipstad, Manager, Iccarium/Cool Sports

"Our third project with CPI was just as wonderful as the first two. On time, under budget and hassle free. All I had to do was pick the colors and move in. They took a true plain box and made it something special."

Julie Pauletto, President, Power Systems Inc.



Construction makes sense the CCM way

As a Certified Construction Manager, Sandy Loy advocates this method of construction. Come with us for a walk through the process. See what to expect from a Certified Construction Manager on your next project.

Pre-design phase

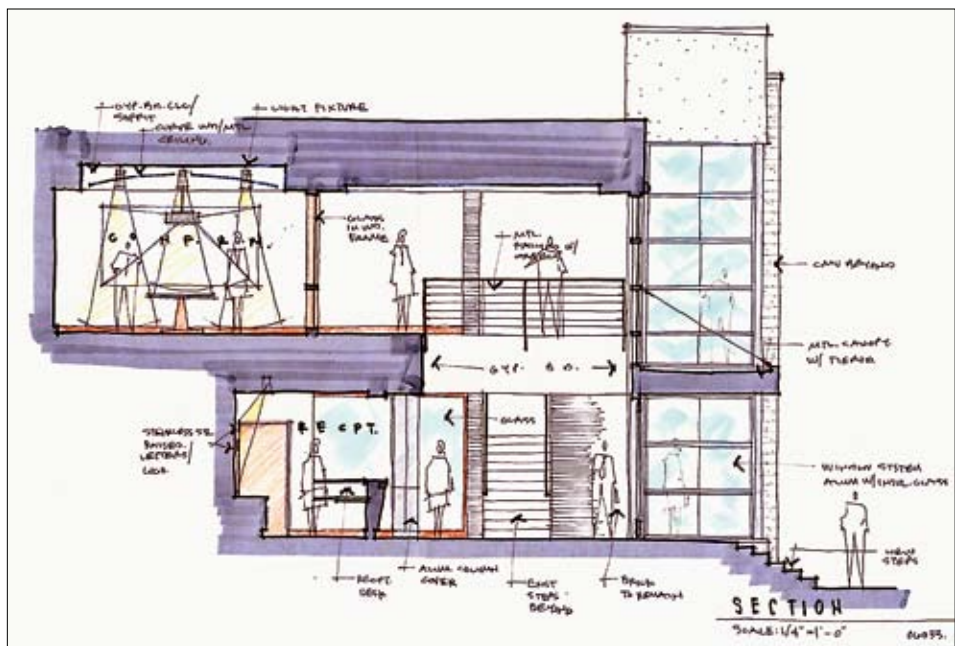
- **Develop** the general project program and requirements.
- **Perform** site analyses, evaluation and recommendations.
- **Develop** a Master project schedule.
- **Coordinate** project with all federal, state and local regulatory agencies.
- **Develop** the preliminary budget and comprehensive design schedule.
- **Establish** management information and reporting system.
- **Provide** guidance in working with your financial sources to develop innovative funding methods.
- **Complete** financial analysis, projections, cost estimates and other documentation.

Design Phase

- **Assure** the design is aesthetically successful within project budgeting goals.
- **Insure** the design documents communicate the scope of work in an efficient manner to maximize value by honoring current subcontractor and vendor market practices, conditions and nomenclature.
- **Perform** life-cycle cost analyses and other reviews for the greatest return on your construction investment.
- **Implement** current technology requirements into the design for your immediate needs while maintaining the flexibility to support future technology as well.
- **Develop** a detailed design schedule and supervise its implementation.
- **Review** design for constructability to assure minimal changes and fewer problems in the field.
- **Develop** detailed component cost estimates at every design phase to maximize value in all design decisions.

The bid process

- **Advertise** and solicit qualified bidders specific to the project needs.
- **Conduct** pre-bid conference to clarify bidders understanding to assure accurate bids.
- **Assure** that all bid documents and specs are clear and all questions are answered.
- **Schedule, open and coordinate** formal bids.



- **Develop** a bid evaluation matrix assuring the most cost effective combination of contractors and vendors is realized.
- **Recommend** bidders for contract award and negotiate the contracts for execution.

Construction

While construction is underway, the CCM will be your eyes, ears and most importantly, your advocate.

- **Assure** all contractors, vendors and other participants understand their team role to meet the project's design and schedule requirements.
- **Deliver** timely and clear reports 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 maintain the work flow.
- **Provide** full time OSHA trained on site supervision.
- **Maintain** daily documentation of the project activity and perform weekly progress meetings, documenting and distributing the content.
- **Administer** progress payments to assure that work milestones are met and that expenses are paid in a timely manner.
- **Maintain** a safe workplace, not only for project workers, but also in the case of renovations, assure the safety of everyone using the facility during construction.
- **Coordinate** the final stages of construction, including punch lists and similar tasks to be completed – often in a very compressed time period – before your new facility opens.
- **Help** you plan for installation of systems, furniture and other resources for efficient and

seamless installations.

Occupancy

After you occupy your facility ... Construction Plus Inc. will continue to watch out for your interest.

- **Authorize** final payments to vendors and contractors after securing the final warranty documents and lien and surety releases etc.
- **Make sure** close out and as-built record documents are complete, in compliance and accurate.
- **Schedule** the transition of the operational take-over of the facility with your personnel.
- **Carry out** post construction inspections making sure the punch lists are completed and all inventories are accurate.
- **Work with** your staff to develop post completion warranty work lists to make sure the work is done in a timely and safe manner.
- **Schedule, manage and inspect** all corrective work.

Why CCM?

Your next project doesn't have to be burdensome and fraught with headaches and stress. The most effective way to assure the quality of service and professionalism you will receive is by selecting a Certified Construction Manager (CCM).

The CCM designation tells an owner the CM has met a rigorous and demanding set of professional, educational and experience criteria. CCM is the only CM certification which is recognized by American National Standards Institute.

The CCM designation requires commitment to the Construction Management Association of America's Standards of Professional

Practice. This assures that you will receive unbiased advice only to your interests and dedicated exclusively to delivering the best project results possible.

How it works

Sandy Loy, president of Construction Plus Inc., was East Tennessee's first general contractor to earn the Certified Construction Manager designation. There are fewer than 2,000 CCM's in the world.

Loy says Construction Plus "gives you more effective control of complex construction projects and is your advocate every step of the way."

He pledges to deliver your project on time, under budget and hassle free.

Construction Plus Inc. is committed to the CMAA Standards of Professional Practice and promises professional representation in these areas:

- Manage the design program to meet your needs and your budget from day one.
- Develop an efficient project schedule.
- Maintain effective control of the scope of work from design through completion.
- Manage the tasks during each phase to make best use of other firms' talents and resources.
- Manage the team to avoid delays, changes, disputes and cost overruns.
- Identify the procurement methodology most cost effective for you.
- Serve as your eyes and ears to assure the project is built to specifications.
- Develop sound bid management strategies to protect and stretch your budget.

Construction Plus Inc.

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Meet Sandy Loy

Today's world is more complicated than ever and construction is certainly no different. Sandy Loy has developed a reputation as a local expert on the more progressive side of the industry. In a geographic area which often lags behind others in terms of new methodology and processes, he has spent the last 23 years promoting new ways to build for his clients; ways which are progressive, innovative and more cost effective.

Sandy Loy says the three components of constructing a new custom facility are no different than manufacturing ... they are cost, time and quality.

The adage is you can pick any two, but you can't have all three. "For years I believed that, but I kept asking myself if there was a way to get all three. I finally came to the conclusion there is," he says.

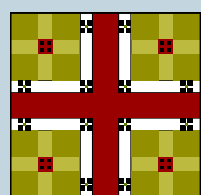
The key to getting low cost and high quality in a timely manner is having an advocate for the owner who is looking out for their best interest and no one else's. This is often not the case when projects are designed by one party, bid by another, and then built by a team whose members were not ever involved in the design or pricing phases.

Loy holds degrees in both architecture and engineering that allow him to understand what all the team members are trying to accomplish.

"I am convinced that the Certified Construction Manager program is the cutting edge of how construction projects will be built in the 21st century," he says.

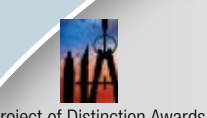
"While we are not the largest firm in town and don't plan on trying to be, we serve a select group of clients who recognize the value of having an advocate with 35 years of experience implementing the standards of the CCM program on their behalf."

Sandy Loy loves what he does and apparently so do his clients.



Construction Plus Inc.

Not just another General Contractor ... we are Design Build Specialists and Certified Construction Managers



Your Vision ...
Our Commitment
675-3600

CCM
www.constructionplus.com