

CONSTRUCTION PLUS INC.



WHY SHOULD YOU USE A CERTIFIED CONSTRUCTION MANAGER?

The Construction Management Association of America (CMAA) has developed an industry consensus for the qualifications and experience required to be recognized as a certified construction manager (CCM). The resulting CCM designation is now the gold standard in the industry recognized in 145 countries.

CMAA President Bruce D'Agostino states, *"The CCM Certification sets one apart and indicates the highest level of education, performance and expertise in the understanding and applying of our Standards of Professional Practice."*

Construction Plus President Sandy Loy was East Tennessee's first general contractor to earn the Certified Construction Manager designation. There are less than 2000 CCM's in the world.

CPI's commitment to the CMAA Standards of Professional Practice assure you will receive unbiased advice, being responsible only to your interests and dedicated exclusively to delivering the best possible finished project.

IN SUMMARY CPI WILL PROFESSIONALLY REPRESENT YOU TO:

- 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.

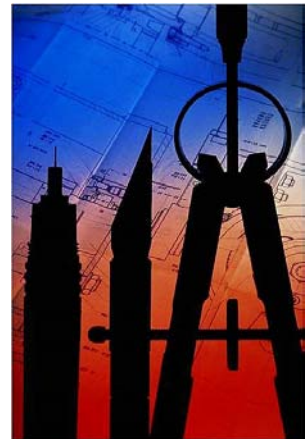
to specifications.

- Develop sound bid management strategies to protect and stretch your budget.

Below is a detailed list of some of the tasks we perform during each facet of the design-build process i.e. pre-design, design, bidding, construction, post construction.

IN THE 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.



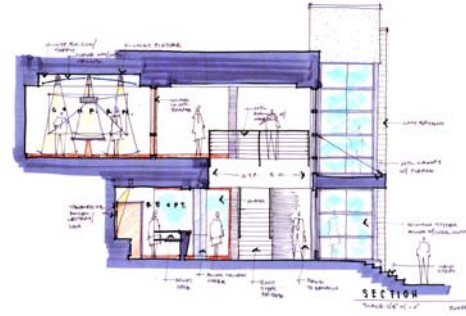
IN THE DESIGN PHASE:

- 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 construct-ability 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.

DURING 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.



WHILE CONSTRUCTION IS UNDERWAY; CPI 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.

AFTER YOU OCCUPY YOUR FACILITY... CPI 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.

CPI gives you more effective control of complex construction projects and is your advocate every step of the way.

CPI...WATCHING OUT FOR YOU...AND ONLY YOU!

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