

TITLE

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gconsulting, LLC
Construction Management

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INTRODUCTION

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gconsulting, LLC's Construction Management (CM) system has been specifically created to promote the successful execution of capital projects for Owners. These projects can be highly complex. Few Owners maintain the staff resources necessary to pay close, continuing attention to every detail-yet these details can "make or break" a project.

gconsulting, LLC can augment the Owner's staff with pre-planning, design, construction, engineering and management expertise that can assure the best possible project outcome no matter what type of project delivery method used.

gconsulting, LLC's Construction Management method is described below.

gconsulting, LLC Construction Management is a fee-based service in which we are responsible exclusively to the Owner and acts in the Owner's interest at every stage of the project. gconsulting, LLC offers advice, uncolored by any conflicting interest, on such crucial matters as:

- Optimum use of available funds;
- Control of the scope of the work;
- Project scheduling;
- Optimum use of design and construction firms' skills and talents;
- Avoidance of delays, changes and disputes;
- Enhancing project design and construction quality;
- Optimum flexibility in contracting and procurement.

gconsulting, LLC will provide comprehensive management of every stage of the project, beginning with the original concept and project definition, yielding the greatest possible benefit to Owners.

gconsulting, LLC uses "Agency Construction Management" method, a method of managing design and construction services. gconsulting, LLC could be used in conjunction with any project delivery method including Design-Bid-Build, Multiple Prime, Design-Build, or even At-risk CM.

There is no gray area, the CM is either holding the trade contracts and is contractually responsible for the successful performance of the work, or he/she is not. **In gconsulting's**

case with Vail Point, the contracts will be written between Vail Point and each Contractor.

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The existence of a guaranteed maximum price or a schedule guarantee may affect the amount of risk the At-risk CM has, but is still contractually responsible for the successful completion of the project.

gconsulting, LLC can be a very valuable part of your project team. It is not uncommon for an Owner – who may have a great number of projects at one time, does not have the in-house expertise, or does not have it available at the time – to hire an organization like gconsulting, LLC to help manage a construction project. gconsulting, LLC would then be responsible for overseeing the design, providing quality assurance during construction, and most importantly, assisting the Owner in making the necessary decisions that are required to support the entire process.

gconsulting, LLC may then help the Owner:

- Hire an Architect and an At-risk CM
- Hire an Architect, complete the design, and bid it to General Contractors
- Hire a Design-Build Team
- Hire an Architect, complete the design, utilize a Multiple Prime (Trade) Contractor bid process, and hire multiple contractors. **(Note: A Multiple Prime Contractor approach, which is what gconsulting, LLC is proposing for the Vail Point Pool Project, essentially turns the Owner into the General Contractor, using gconsulting, LLC as his "contracted" employees to manage/coordinate the multiple contractors.)**

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Construction Management Services offered by gconsulting, LLC

Pre-Design and Design: There are often advantages to obtaining construction expertise during the early planning stages of a project. Some services typically offered by gconsulting, LLC during planning stages include the following:

Selection of a design team: gconsulting, LLC, based on historical experience in the market, can assist the Owner in selecting the most qualified A/E team to develop project plans and specifications. Similarly, gconsulting, LLC can also assist the Owner in evaluating various potential construction sites.

Budget and Cost Estimating: Preliminary budgets, based on historical data for similar projects, will assist the Owner in determining the feasibility of initial scope. More refined estimates are developed during the design process to pinpoint the necessary construction budget, and provide a basis of comparison to contractor bids.

Constructibility Review: A review of design plans and specifications will help the Owner verify that the design as presented is clear to the contractor, poses no construction conflicts, and is economically feasible to build.

Value Engineering: Project features are reviewed to ensure that the Owner's necessary functions are provided in the most cost-effective way, both in terms of initial and life-cycle costs.

Contract Bidding: gconsulting, LLC can assist the Owner in pre-selection of contractors and development of the bid package to ensure that the contractor selection process is fair and provides the best value to the Owner.

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"At-risk" CM

"At-risk" CM is a delivery method which entails a commitment by the construction manager to deliver the project within a Guaranteed Maximum Price. The construction manager acts as a consultant to the Owner in the development and design phases, but as the equivalent of a general contractor during the construction phase. When a construction manager is bound to a Guaranteed Maximum Price, the most fundamental character of the relationship is changed. In addition to acting in the Owner's interest, the construction manager also protects himself.

Regardless of which project delivery method is utilized, it should be a separate discussion from determining which management method you are going to use. There are pros and cons to each of these management options. Future thoughts may include factors such as an individual's experience with the chosen project delivery method, the overall project timeframe, and the availability of additional in-house resources to support the effort.

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Services provided by the Construction Manager

The services provided by the Construction Manager can best be summarized under four general operational areas.

Administration of the project

- *Managing the Owner's contract*
- *Communications of issues, and coordination of activities*
- *Document control*

Acquisitions required for the construction of the project

- *Change order process*
- *Managing the schedule*

Management and scheduling of the project

- *Understanding manpower operations*
- *Managing the schedule*
- *Quality control*

Project Close-out

- *Achieving substantial completion*
- *Punch list completion*
- *Submission of recorded drawings, maintenance manuals and warranties*

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Prior to selecting a Construction Manager

Create a clear statement of the project, including size, purposes, goals, and other parameters. This statement will enable the CM to understand the level of effort required, types of skills they are to provide, and other factors important to the Owner.

State your expectations regarding schedule and budget. Bear in mind, however, your CM will advise you on the achievability of your desired schedule and budget. So don't consider these elements final just yet.

Define your own internal procedures. Clearly identify who in your organization will have authority over purchasing, contracting, design issues, changes and both overall and day-to day decisions.

Form a selection committee. At least one member of the committee should be familiar with the design and construction process. The committee should also include the individual on the Owner's staff who will be responsible for the project.

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Construction Management Proposal

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gconsulting, LLC hereby proposes to offer services as an agency construction manager summarized under the following four general operational areas:

Pre-construction services related to the project;

Administration of the project;

Management and scheduling of the project;

Project close-out.

Pre-construction services (include but not limited to)

- *Define scope of work*
- *Selection of a design team*
- *Design approval*
- *Budget and cost estimating*
- *Constructability review*
- *Value engineering*
- *Contract bidding to general contractors or subcontractors*
- *Selection of contractor or subcontractors*
- *Contract and subcontract review*
- *Permitting*

Administration of the project (include but not limited to)

- *Managing the Owner's contract*
- *Attend/conduct job meetings*
- *Optimizing use of available funds*
- *Managing the scope of work*
- *Optimizing use of design and construction firms' skills and talents*

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- *Enhancing project design and construction quality*
- *Optimizing flexibility in contracting and procurement*
- *Communication of issues, and coordination of activities*
- *Document control*
- *Review and monitor monthly draw*

Management and scheduling of the project

- *Controlling manpower operations*
- *Monitor budgets, control costs, job costing*
- *Coordinate and direct construction activities*
- *Implement scheduling requirements*
- *Control of the scope of the work*
- *Avoidance of delays, changes and disputes*
- *Managing the schedule*
- *Negotiate/authorize/monitor change orders*
- *Monitoring the quality of the project*

Project close-out

- *Achieving substantial completion*
- *Punch list completion*
- *Submission of as-built drawings*
- *Operation and maintenance manuals*
- *Warranties*

gconsulting, LLC will provide comprehensive management of every stage of the project, beginning with the original concept and project definition, yielding the greatest possible benefit to Owners from construction management.

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Exhibit A
Schedule of Hourly Rates – 2006
Fee Structure

Project Manager	\$77.00/hour
Estimator	\$65.00/hour
Superintendent	\$60.00/hour
Accounting	\$60.00/hour
Clerical	\$45.00/hour
Laborer	\$30.00/hour

Pre-construction Services

Out of town living expenses, commercial carrier, vehicle and equipment rental, long distance telephone and fax, consultant fees, mobile phone charges, and miscellaneous expenses will be charged at rates or invoice cost plus a 4.5% mark-up from contract agreement.

Construction Services/Additional Services

Consultant fees, phone, subcontractor, materials, equipment, vehicle and equipment rental, long distance telephone and fax, and miscellaneous expenses will be charged at invoice cost plus a 4.5% mark-up from contract agreement.

Additional Notes

The term "prompt" as used in the Agreement shall mean five (5) business days. Personnel charges will not bear a 4.5% mark-up.