

PRE-CONSTRUCTION AND CONSTRUCTION PHASE SERVICES

LEADING THE PRE-CONSTRUCTION EFFORT

The pre-construction efforts for our projects are led by Jerry Jernigan as the Preconstruction Manager. Jerry will work with Owner's team and the architect to determine the scope of the pre-construction services and perform the required work.



Renaissance Hotel

London, England

allowances will be itemized and explained.

Jerry, in his role as preconstruction manager, will determine the project budget and work hand-in-hand with your architect to ensure that the design and construction cost stays within the approved budget.

Reich calculates fees for pre-construction services based on the work required by each project and/or desired by the owner. Once we fully understand the desired scope and duration of the pre-construction services, we will propose a fee structure.

The key to a successful project is accurate conceptual estimating. We can begin accurate pricing of the project from 30 percent conceptual drawings. This early start allows the project team to make important design decisions during design development with the full knowledge of their impact to the cost of the project, and with confidence that the price will not change later.

Through accurate conceptual estimating, Reich can provide a guaranteed maximum contract amount including a fixed overhead and fee percentage early in the pre-construction phase if desired, or required, by the project's financial institution. The price will be supported by a detailed scope narrative. All assumptions and/or

Design Phase	Bid Management
Teaming Workshop	Detailed Scope Packages
Detailed Estimates	Long-lead purchases
Value Management	Subcontractor Solicitation
Master Schedule	Pre-bid Conference
Constructability Reviews	Pre-award Interviews
GMP Development	Quality Management

PROVIDING ASSISTANCE TO THE DESIGN TEAM TO KEEP THE PROJECT ON TIME AND WITHIN BUDGET

The experience we bring with our team in all types of commercial construction projects gives us a wealth of knowledge and historical data regarding building materials and systems. From the moment we are engaged by the developer, we will work with your design team to understand the design intent and help provide cost effective solutions to the construction process.

It is our experience that the first meetings with the project team will be established to communicate the design status and intent. At agreed upon stages of the document development we will evaluate and update the project budget.

The Reich team will work with the architect during the selection and evaluation of building systems to ensure that schedule, cost, and quality are considered. With our knowledge of the design process, we are able to identify potential cost issues, develop alternatives, and obtain your input early in the design process. With our construction estimating team we can take the design concept and convert those into a budget for the team's consideration.

This approach ensures that the design proceeds on schedule, with the decisions made during the design phase supporting the agreed upon budget and schedule goals. This process can occur in design development or once the architect has completed drawings. We usually prefer to work with the architect during the design phase. In this team approach we can save the owner time and money.

Our goal is to develop a consistent and seamless communication through the preconstruction process that culminates in a concise budget, a realistic schedule and a clear understanding of the project expectations.



Sandy Lane Resort
Barbados, West Indies