

Construction Services Matrix

DESIGN / BUILD Services are “all inclusive” -and- provide the Project Owner with a single point of contact for the project. The Project Owner contracts and communicates with A.R. Brouwer Company. We contract and communicate with the architects/engineers (i.e. Design Team) and subcontractors.

CONSTRUCTION MANAGEMENT and GENERAL CONTRACTING Services require the Project Owner to contract with the Architect/Design Team and the Construction Team *separately*. The Project Owner has multiple points of *contact* for the project and multiple *contracts* for the project, which must be managed simultaneously.

	CONSTRUCTION SERVICES					
	DESIGN/BUILD Two D/B options are available. Please inquire.		CONSTRUCTION MANAGEMENT		GENERAL CONTRACTING	
	A.R.B. & DesignTeam	Owner	A.R.B.	Owner & Architect	A.R.B.	Owner & Architect
PRE-CONSTRUCTION PHASE						
Site Selection	assist	◆	optional	◆		◆
Design Team Selection (architect/engineer)	◆			◆		◆
Design Team Management	◆			◆		◆
Project Parameters / Feasibility	◆			◆		◆
Schematic Design / Design Development	◆			◆		◆
Preliminary Estimate	◆		◆			◆
Preliminary Schedule	◆		◆			◆
Site Plan Approval Process	◆	◆		◆		◆
Value Engineering	◆	◆	◆	◆		◆
Construction Documents Finalized	◆			◆		◆
Secure Financing	assist	◆	assist	◆		◆
CONSTRUCTION PHASE						
Subcontractor Selection for Bidding	◆	optional	◆	◆	◆	
Award Subcontracts	◆	optional	◆	◆	◆	
Obtain Permits and Insurance	◆		◆		◆	
Finalize Project Schedule	◆		◆		◆	
Coordinate all project start-up items	◆		◆		◆	
Local/County/State Inspections	◆		◆		◆	
Subcontractor Management	◆		◆		◆	
Field Supervision	◆		◆		◆	
Change Order Management	◆		◆		◆	
Cost Tracking (Budget vs. Actual)	◆		◆		◆	
Review Cost Reports	◆	optional	◆	◆	◆	
Schedule Tracking (Schedule vs. Actual)	◆		◆		◆	
CLOSEOUT PHASE						
Final Inspections	◆		◆		◆	
Prepare Punch List	◆	◆	◆	◆	◆	◆
Closeout Documentation	◆		◆		◆	
Final Walkthrough	◆	◆	◆	◆	◆	◆
Final Billing	◆		◆		◆	

READY TO BEGIN? ►

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