

Construction Management Services



The construction industry is growing increasingly more complex, with additional regulatory requirements, new building codes, and more sophisticated contractors all adding to the issues project developers must address. These changes have strained building owners who are under greater pressure to complete projects on time, within budget, and with less staff. Thus many owners have turned to Froehling & Robertson, Inc. to assist them with their capital improvement programs, and F&R has responded by offering multi-layered construction management services that allow us to provide project support from inception through close-out.

Planning

In order to fully leverage F&R's construction management resources, building owners regularly retain our firm during the initial planning stages of a project. F&R's experienced construction management staff assists with programming efforts and the conducting of constructability reviews, as well as provides engineering recommendations during the design phase.

During the initial planning stage, we assist clients with developing project budgets and ensure that hidden project costs – such as specialty consultants, utility connections, or relocation expenses – are not overlooked. Furthermore, by establishing a project budget early in the design phase, we are able to immediately begin tracking expenditures. Utilizing our wealth of knowledge with respect to construction cost trends, our cost estimators provide real world recommendations on the selection of materials during the preliminary design phase and construction cost estimates at the schematic, preliminary, and working drawing phases. These interim cost estimates guard against “scope creep” and other factors that can inflate project budgets.

Budgeting prowess only gets one so far, however, and F&R recognizes that exceptional organization skills are needed if a project is going to be successful. To that end, F&R establishes filing and document retrieval systems by which information and reports obtained early in the design phase are readily available throughout the course of the project. Geotechnical engineering reports, regulatory correspondence, meeting minutes, and other related documents are maintained electronically so they can be retrieved quickly and efficiently at any time.



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Finally, there is an extensive amount of oftentimes confusing and time-consuming legwork that must be completed during the planning phase. This includes securing easements, coordinating utilities, and obtaining approval from government agencies such as historic resources committees, architectural review boards, environmental regulatory officials, and local building permit authorities. F&R's local representatives are capable of working on behalf of our clients to obtain all of these permits.

Construction Phase

After the dust settles from the groundbreaking ceremonies, the demands placed on a building owner's time increases exponentially. F&R's experienced construction management staff can help to lessen this burden by administering the project as it transitions into the construction phase. For fast-track projects, this may involve ordering equipment with long lead times or soliciting bidders for site work prior to the final drawings being completed.

Upon selection of a general contractor, our construction managers conduct the pre-construction meetings, maintain submittal logs, and coordinate site activities on behalf of our client. We also continue to track expenditures relative to the project budget, review the contractor's pay applications, and verify the billing against actual work completed.

Change orders are inevitable even in the best planned projects. Our construction managers continuously preview the work ahead looking for potential project omissions. Identifying these omissions in a timely manner allow us greater time to negotiate a fee in our client's best interest. Since our construction managers are fully up-to-date on the latest construction cost trends, we are strongly positioned to evaluate the fairness of a contractor's change order proposal.

F&R's clients also benefit from the support of our qualified staff of resident inspectors/clerk-of-the-works. These individuals maintain a full-time presence at the jobsite, continuously verifying the work in the field accurately reflects the contract drawings. The resident inspector issues daily field reports denoting manpower levels, the day's activities, and key material deliveries. The daily field reports are supported with photographic images of the project's progress – an invaluable archival document.

Project Closeout

As a project nears completion, F&R's construction management staff works with the project team to resolve issues on the resident inspector's discrepancy logs and develop "punch-lists." F&R also follows through with the contractor to determine that all punch-list items have been satisfactorily addressed before demobilizing, and coordinates inspections by the building code officials and the local authority having jurisdiction to issue the certificate of occupancy.

Our project involvement does not end with obtaining the certificate of occupancy, however. We will pursue the close-out documents including warranty information, as-built drawings, O&M manuals, and final lien waivers prior to recommending final payment to the contractor be processed. Finally, we provide clients with assistance in obtaining any repairs required under warranty.

