



Construction  
Management

Design / Build

Owner's  
Representative

**EI**  
ASSOCIATES

DESIGNERS  
& BUILDERS

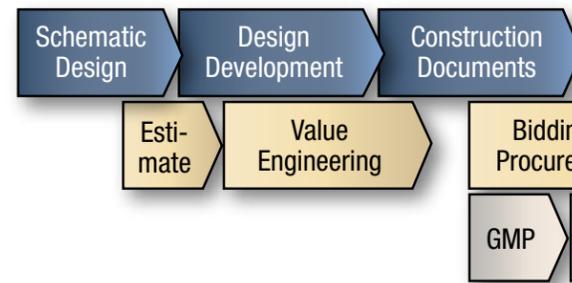
# Architects Engineers Constructors

## Construction Services

Teamwork. A very important ingredient in a successful construction relationship. No surprises. Everyone works as one team.

This is the credo of EIA Constructors Inc. (EIACI). Whether as a design/builder, construction manager or owner's representative, EIACI believes in an "open-book" policy.

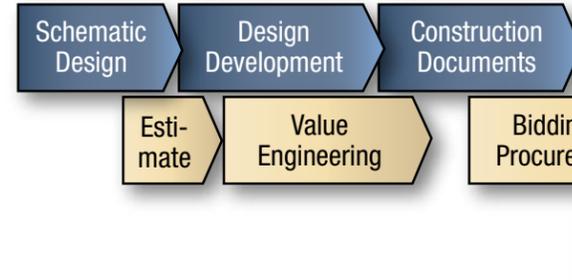
Construction, as practiced by EIACI, follows a well thought out, time tested formula, refined over seven decades. The full team - owner, designer and EIACI - works closely from the earliest stages of the project to ensure the most effective design and functional structure, within budget, with the highest quality and on schedule. Decisions are team decisions - you're involved as much as you desire.



### Design / Build

- Guarantees costs early
- Single Source responsibility
- Construction begins before design completed

- Prepurchase of long lead items
- Schedules are reduced - saving time and money



### Construction Management

- Identifies costs early
- Constructability analysis and value engineering produce alternatives to reduce costs.
- Pre-purchasing of long lead items

- Bidding of subcontractors, suppliers and equipment
- Construction may begin before design completed



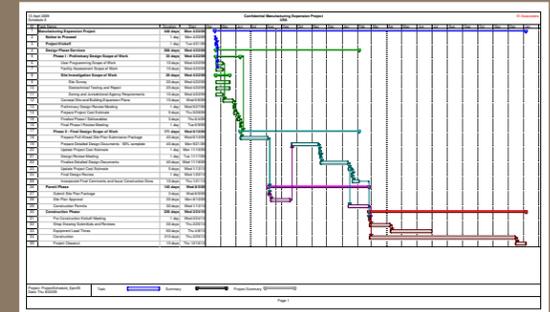
### Traditional / Sequential

- Minimal owner involvement
- Firm bids before construction begins

## Pre-Construction Services

As an integral member of the project team, EIACI works with the owner to set the stage for a smooth, successful construction project. Services include:

- Early, accurate computer generated cost estimates
- Value engineering and budgeting
- Constructability analysis
- Development of a detailed, realistic schedule
- Advanced purchasing and expediting
- Project bidding and negotiation with subcontractors and suppliers



## Design/Build

As your design/builder, EIACI becomes your single source responsibility for the total project: design and construction. With over seven decades of close cooperation between our in-house design and construction staffs, we often begin construction long before final design documents are complete. Schedules are compressed, resulting in savings, while allowing earlier occupancy. All of this is done via an "open-book" approach, and all decisions are team decisions.

## Construction Management

As your construction manager, EIACI works closely with you and your designer from the initial stages of the project. Early, accurate estimates, value engineering and adherence to established budgets reduce the possibility of surprises once the project is bid. The EIACI/owner team reviews all the bids and makes the selections. Through our experience of managing all types of construction, we strive to produce savings in excess of our fees.

# EI's Open-Book Approach

Whether as your design/builder or construction manager, EIACI works closely with you to deliver your project on time, within budget, at a high quality level. As your design/builder, a single Project Manager, directed by our Principal-in-Charge, is assigned as your primary point of contact from conceptual design through ribbon-cutting and start-up. As a result of our "open-book" approach, there are no surprises. You see all the bids and have the final word during the selection and capital disbursement processes.

In our "open-book" approach, EIACI:

- Prepares subcontractor bid packages
- Solicits at least three to five trade bids
- Prepares the bid tab after thorough analysis
- Evaluates bids by their components
- Develops comprehensive spreadsheets
- Works with you to select all subs and suppliers
- Negotiates and awards the contracts

You take advantage of any savings generated in the procurement process.

During construction, we provide at least one construction professional full-time on the job-site; he is responsible to insure that the project meets the quality and quantities as prescribed by the design. He is directed by one of our construction Project Managers, a senior level professional responsible for the overall scheduling and success of the project. Also, he is supported by the office staff of estimators, schedulers, and procurement specialists. Working as a team, our goal is to bring your project in on-time, within budget and of high quality.



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