

ADVISORY CONSTRUCTION MANAGEMENT

Be your own Construction Manager and let E.A. Constructors and Construction Managers advise you.

Advisory Construction Management services are designed to provide home buyers the ability to act as their own General Contractor with the professional support of a staff of advisors, reducing the risk of common pitfalls and costly over-runs. E.A. Constructors and Construction Managers (E.A. C&CM) Project Coordinators will act as personal liaisons to support and guide the home buyer through the entire design, construction and turn-over process.

Acting as their own G.C., the home buyer will be responsible for participating in the management of the project with the advisory support of E.A. C&CM. As such, the homeowner will actively participate in the sub-contractor selection process and attend site visits with the construction manager. The homeowner will receive all work invoices, facilitate physical payment of all invoices, maintain financial and contract record keeping for auditing purposes and be actively involved in the overall project scope and scheduling.

E.A. CONSTRUCTORS AND CONSTRUCTION MANAGEMENT ADVISORY SUPPORT INCLUDES:

- **Quality Inspection Reports at pre-designated stages throughout the construction process.**
- **E.A. Constructors and Construction Management providing the following:**
 - Development of client's project requirements and objectives based on a review of the site plan, financing arrangements, plans and specifications and any potential budget constraints.
 - Development of a project outline, budget and schedule.
 - Assistance in obtaining insurance verification of all sub-contractors.
 - Research of applicable Zoning and Building Department requirements and advise client on any resulting necessary modifications.
 - Verification of existing field conditions.
 - Advisory support on finish material selections.
 - Advisory support on the facilitation of design modifications.
 - Advisory support and assistance in the facilitation of all final drawings.
 - Advisory support and assistance in obtaining required permits.
- **A dedicated Project Coordinator (PC) to act as the client liaison in:**
 - Sub-contractor relations to include:
 - scheduling and inspections
 - preparation of requisitions for payment
 - punch list generation
 - facilitation of field work/change orders
 - contractor coordination
 - coordination of deliveries
 - meetings on and off site
 - management of project activities
 - Municipal relations including the assembly of permit applications, the facilitation of code enforcement inspections and walk-throughs.
- **All necessary contractor forms for use between client and sub-contractors**
 - Sub-contracts
 - Invoices
 - Lien waivers
 - Bid requests

