



Methodology:

Approach to Construction Management Delivery

A - Budget and Schedule

The importance of the Budget & Schedule is two-fold: (1) it provides the Owner with a clear understanding of the scope of the project and reassurance that the project meets their budget and schedule constraints; and (2) it provides our management team with tools to effectively manage the construction process.

GR Construction and Site Development provides the Owner and Design team with continuous input on the effects that design issues can and will have on the project budget and schedule. GR Construction's Project Manager provides a baseline schedule to the Consultants at the beginning of the Project. This baseline schedule is updated weekly to reflect actual construction on site. The weekly updated schedule identifies issues that arise which could impact the contract value or timeline of the project.

B - Plan the Construction

During the coordination of trade contract documents we consider contract packaging and the directional flow of the work. We also manage site issues such as access; egress; lay down and storage areas; maintenance of operations; labour conditions; safety and the environment; and other issues in order to more fully prepare for the start of construction. Using our experience in the renovation of occupied existing facilities, our Project Manager will coordinate a phased construction plan with the Owner and their operational staff in order to ensure a smooth and uninterrupted transition between existing services and new additions.

C - Pre-order Long Delivery Items

At the beginning of every project, GR Construction and Site Development Project Managers chair a meeting with all of the Sub-Contractors to ensure that any long lead item is identified and monitored through the scheduling process. Typically, mechanical, electrical and specialty equipment are the components which require the greatest scrutiny.

D - Expedite Occupancy

Our Project Manager and Superintendent will provide the necessary coordination and liaison with the Management of the project to ensure the effective commissioning and turnover of the spaces. As part of the commissioning a training program will be included for the operations staff. Updated weekly schedules are an important component for ensuring a smooth and seamless transition from construction to occupancy.

GR Construction and Site Development will submit completed Warranty and Maintenance Manuals with the required Commissioning component additions.

E - Quality Control

GR Construction and Site Development we are committed to managing a process where the construction program is implemented on time and within budget without compromise to the quality of the workmanship and materials used.

A quality control plan will be developed during the Pre-Construction Phase of our mandate. The objective will be to review the details of the construction implementation program with the design team and identify the components to be included as part of the plan. Quality Control Procedures, Quality Assurance Methods, Testing and Inspections requirements and Environmental considerations will all form part of the quality control plan.

As part of this process, GR Construction and Site Development prequalifies its subcontractors prior to the tender process. It is our intent to engage only firms that are fully qualified and financially capable, to meet the objectives and quality requirements of the contract documents.

GR Construction and Site Development will submit completed Warranty and Maintenance Manuals with the required Commissioning component.

F - Construction Phase

Prior to the commencement of any work on site, GR Construction and Site Development will manage the submittals process to ensure that shop drawings, data sheets, samples and mock-ups are provided in a timely manner by Suppliers and Trade Contractors. Any material that will be used for the project must meet the Performance Specification's Standards and will undergo a detailed review by both the Project Manager and the Site Superintendent. GR Construction and Site Development will forward all submittals to the respective consultants in a timely manner for their review.

GR Construction and Site Development will provide full time competent supervision of the site. Our Project Superintendent will be responsible for the successful implementation of the Quality Control Plan.

A field review process will be implemented to ensure conformance with the intent of the Performance Specifications, as well as follow-up system to inspection reports to ensure that

any items not in conformance will be identified and tracked until corrections have been carried out to confirm compliance with contract documents.

Prior work commencing on site, a coordination meeting will be held with Contractors, GR Construction and Site Development's Project Manager and Project Superintendent to review the drawings and specifications. Ensuring that the Contractors have a complete understanding of the work to be performed and the standard of quality required, as per the Quality Control Plan.

The Project Superintendent will undertake daily review of the work as it progresses. In addition, the Project Manager's and Consultant's periodic inspections and site reviews, will ensure that all work is carried out in accordance with drawings and specifications. Any non-conforming work will be recorded and tracked with written non-conformance reports, until the deficiency has been corrected and has been signed off.

Sequencing of work will require that the work of one Contractor that affects the work of another is completed and meets the intent of the contract documents before the next stage work can commence. GR Construction And Site Development will complete an inspection of the work together with respective the Trade Contractor's supervisory personnel and associated Consultant(if required) to ensure that any deficiency to the previous work will be corrected before the next stage begins.

Communication and coordination between the Contractors will be the most important service that GR Construction and Site Development will provide to both the Design Team and the Trade Contractors. Weekly meetings between the trades and Superintendent will ensure that this communication and coordination is maintained throughout the project.