

CONSTRUCTION SERVICES

DESIGN / BUILD



D/B services are an excellent value, result in high quality construction and allow busy Project Owners to focus on their daily operations instead of managing their construction project



A.R. Brouwer Company and the Design Team collaborate immediately in the concept phase providing the best overall value to the Owner



Offer the most streamlined process available and require the least amount of time from the Owner



Allow for Fast Track construction scheduling; best choice for projects on a tight schedule



Very cost-effective when assessing total project costs for the Owner



Result in high quality construction and overall value for Owners due to A.R. Brouwer Company's selection of quality subcontractors



Excellent choice for Owners who are new to commercial construction projects

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 then hire the architects/engineers (ie Design Team) and manage the entire project on your behalf.

CONSTRUCTION MANAGEMENT



CM services are an excellent choice for Project Owners who are experienced with commercial construction projects, and for those who prefer a high level of involvement throughout the project



Benefits of CM services are best realized when the Design and Construction Teams are hired to collaborate as early as possible in the Pre-Construction phase



Result in a very streamlined process from start to finish; the sooner the teams begin collaborating, the better this result



Allow for Fast Track construction scheduling; great choice for projects on a tight schedule



Typically very cost-effective when assessing total project costs for the Owner



Result in high quality construction and overall value for Owners due to A.R. Brouwer Company's selection of quality subcontractors



When compared to Design/Build services CM typically requires more of the Owner's time

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.

GENERAL CONTRACTING



GC services are a good fit for very experienced Project Owners who are comfortable executing all pre-construction activities with their Design Team, and who understand the entire process of design and construction



Most often result in a longer process overall since construction teams are not brought in until the project is ready for bidding. This can result in last-minute design changes immediately prior to construction starting, and during the construction phase.



Do not allow for Fast Track construction scheduling; not the best choice for projects with a tight schedule



Total project costs may be higher for the Owner compared to CM and D/B, given the longer overall project duration



May result in lower quality construction if Owner considers only price instead of quality and value



Typically require significantly more time from the Owner when compared to CM and D/B services



Are the best service choice for Owners already committed to a specific architect, have completed all pre-construction tasks, and have a flexible project schedule