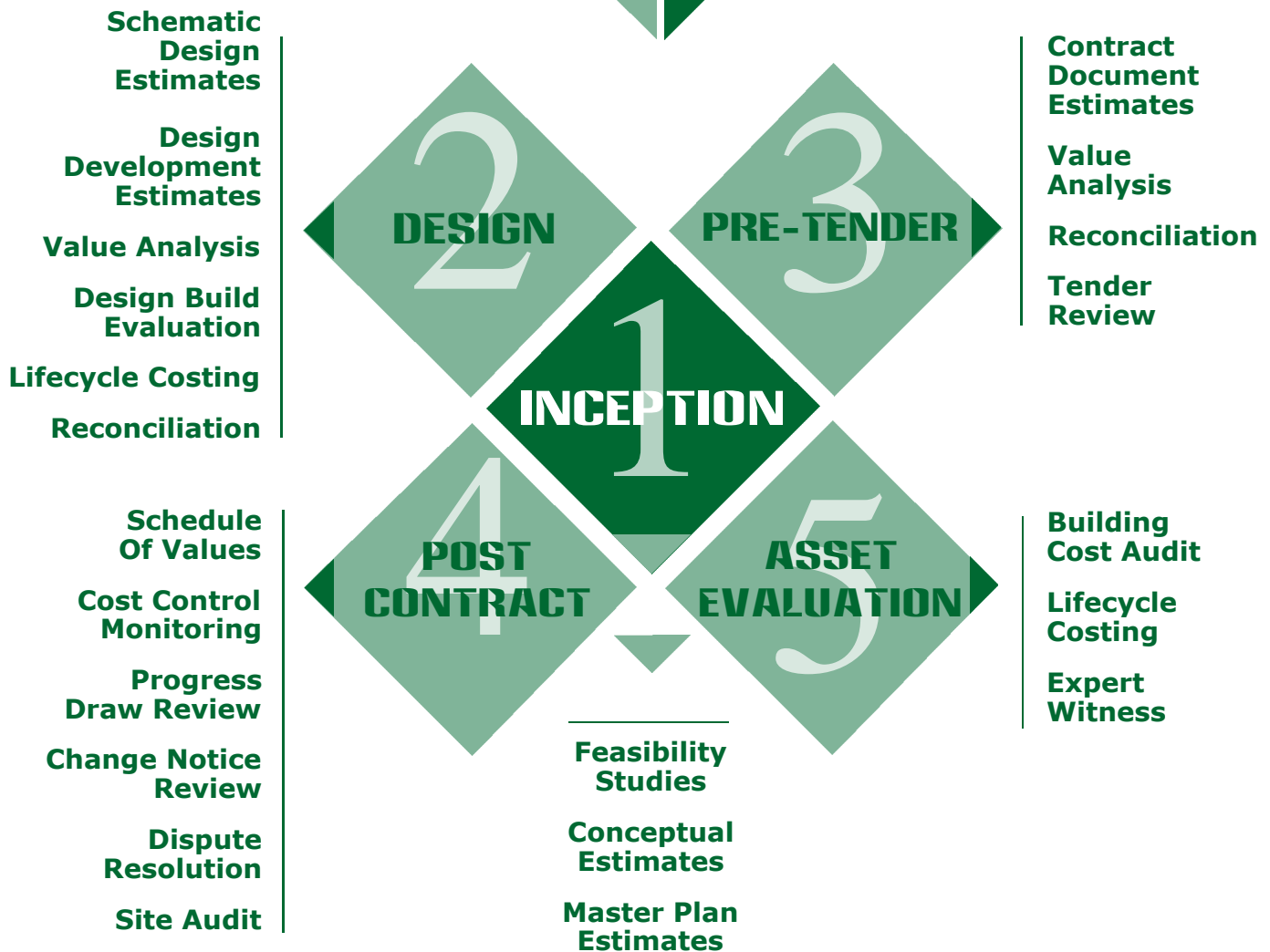


SERVICE PORTFOLIO



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1. INCEPTION

*Creation
of the building
concept by owner,
architect and/or
engineers*

Feasibility Studies: Study the feasibility of construction projects. This includes an analysis of construction costs, operating and maintenance costs, site servicing and cash flows. Working with other market specialists, the cost consultant advises on feasibility studies analyzing commercial returns, profitability, financing arrangements, land acquisitions, revenue forecasts and market analysis.

Conceptual Estimates: Estimate probable cost, consistent with what is known about the project, typically without drawings. Estimates are based on accumulated experience and historical data from similar projects.

Master Plan Estimates: Estimate planned stages of future development over a long term, such as over the next 25 years, including future cost projections for labour and materials.

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2. DESIGN

*Documentation
that represents
the physical
appearance
of the buildings
to be developed or
redeveloped*

Schematic Design Estimates: Provide an estimate based on schematic drawings that show the approximate shape, size and location of the proposed construction as well as a brief outline specification. This estimate identifies individual costs of each functional element and their relationship to the whole construction project. This enables the client to judge the economic viability of not only the entire project, but also each section, so that future changes can be made with the full knowledge of their effect on the original budget. It is reasonable to expect multiple alternative solutions.

Design Development Estimates: Develop an estimate following the selection of a basic design and preliminary drawings. This service provides advice on cost implications of alternative design solutions and suggests solutions that keep the design within its target budget. It is reasonable to expect an estimate at various milestones.

Value Analysis: Make recommendations, as part of the design team, on how to maintain program/design requirements to achieve budget.

Design Build Evaluation: Evaluate cost of the proposal based upon the design criteria.

Lifecycle Costing: Evaluate equipment and operation costs over its life expectancy.

Reconciliation: Work with the design and project teams to reconcile the scope of work and construction budget.

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3. PRE-TENDER

*Providing
supportive
documentation to
facilitate
the upcoming
tendering process*

Contract Document Estimates: Evaluate contract documents and provide a final cost estimate that will be used for tender document review.

Value Analysis (VE): Make recommendations on achieving all design objectives with less expensive solutions.

Reconciliation: Work with the design and project teams to reconcile the scope of work and construction budget.

Tender Review: Assist the owner, architect, and/or engineer in evaluating the contractor responses.

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4. POST CONTRACT

*Contracts
have been
reviewed and
awarded.
Buildings
are under
construction*

Schedule of Values: Review the schedule of values submitted by the contractor, and in consultation with design team, and the client, recommend changes, adjustments and acceptance.

Cost Control Monitoring: Prepare, at regular intervals, statements showing the current expenditures to date incorporating all change orders authorized and indicating the anticipated final cost.

Progress Draw Review: Verify, at regular intervals, progress draws, to establish percentage of completion.

Change Notice Review: Initiate and maintain procedures for evaluating change notices and negotiate adjustments for the owner.

Dispute Resolution: Assist in disputes by bringing objective cost data to the parties involved and acting as an expert witness if required.

Site Audit: Verify that materials specified are in evidence and establish percentage of completion, for the purpose of change notices, progress draws, cash flow forecasting and deficiencies.

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5. ASSET EVALUATION

*Expert
evaluation
of existing
building costs
and services*

Building Cost Audit: Assess the value of a building, and the components within, for building replacement costing, resale analysis, taxation purposes and reserve fund studies.

Lifecycle Costing: Evaluate equipment and operation costs over its life expectancy.

Expert Witness Reports: Provide professional opinion to be used in resolving a dispute.