

FAQs

COST

Cost Estimating

Utilizing our extensive historical construction cost database and our substantial knowledge of current market costs, we provide you the essential data to enable you to maximize the value of your capital investment. We are equally adept at estimating your project at its most conceptual phase to the point of completed documents, and every step in between. The accuracy of all these estimates is unparalleled in the industry, and enables you to make critical scope and quality decisions with a high level of reliability and trust.

Value Engineering/Cost Benefit Analysis

During each phase of your project, we proactively analyze all aspects of a facility's design to balance performance and quality against initial and life cycle costs. This collaborative effort between our staff and the design team, your owner's team and our subcontractors and suppliers encompasses each building systems and material / equipment selection.

Cost Control

We utilize a flexible cost management system that will incorporate your internal reporting requirements with our own cost control policies and procedures. Our project team will provide accurate and timely information for budget and cost status, trade contractor position and project payment records. This data collection and analysis not only gives the team real-time cost status, but also identifies cost trends and forecast future expenditures.

Bidding/Purchasing/Procurement

Our procurement process begins with a thorough market analysis to ensure that we are aware of all the conditions which could affect costs and time, including manpower, material and equipment availability and trade contractor availability and capacity. A significant component of this process is our subcontractor pre-qualification effort, which will assure the team that each individual trade contractor and supplier is capable and prepared to serve your project with the right staff, the right equipment and the right resources. In addition, our supply chain management resources will deliver nationally competitive, volume discounted commodities and services to your project in support of our on-site management team.

Contract Administration

We provide a strict and disciplined process in managing and controlling contracts and contractor payments. This is tied directly to the methods we use on your behalf during bidding and procurement phases to secure the best possible resources for your project.

Change Order Management

One of our routine procedures is doing continuous check estimates on all trade contractor requests for price and/or time adjustment to assure that you are benefiting from fair-value-for-costs.

Safety Management/Loss Control

We know a safe construction environment protects employees, minimizes risk to the owner and generates mutually beneficial cost and time savings to all project team members. Your project will receive its own site-specific quality / safety / productivity plan which incorporates contractor, architect/engineer & owner requirements and processes.

SCHEDULE

Scheduling

Phoenix Construction employs the use of a Critical Path Method (CPM) schedule as its primary project management control resource. Development of this comprehensive document is one of our first tasks for our project team – beginning immediately upon selection. This schedule will incorporate not only all of the construction-related activities and logic necessary to build the project, but also integrate your critical milestones, the designer's detailed work schedule and any outside stakeholder's requirements that could affect the progress of the job. The analysis that goes into the development of this schedule will reflect the most effective and economic approach for your project, and enable the project team to work as efficiently and productively as possible.

Permitting

By identifying all specific reviews and permits required by the city, province and applicable federal agencies, we incorporate into the schedule the time for acquisition of these approvals to promote overall project success.

Site Utilization/Logistics Planning

A comprehensive plan for the logistical organization and use of the site during construction is developed and implemented. This plan addresses the unique qualities and characteristics of the project site and adjacent areas and is crucial in sequencing the construction process to maximize schedule efficiency. We develop our own CADD system documentation to ensure that all dimensions and relationships are portrayed and planned for as accuracy as possible.

Bidding/Procurement

We assess the time requirements for bidding and procurement for major project components and establish the most advantageous packages of work on which to obtain bids for all trade contracts. Our bidding and procurement process attracts maximum trade interest from pre-qualified subcontractors and suppliers to achieve the most favorable competitive prices for your project.

QUALITY

Construction Supervision

We assemble a highly qualified and effective supervisory staff that has experience in construction operations in your market, your building type and with the size and scale of your project. These leaders have expertise in our project control systems to ensure cost and schedule parameters are met. They also understand the need for and initiate interactive communication with you and the project team to fully understand your expectations for quality.

Building Relationships

We conduct regular scheduled meetings throughout the life of each project to ensure that we understand and are aligned with you and other project participants. We clearly listen to your expectations and then we work diligently to exceed those expectations.

Quality Control

Our on-site personnel implement a formal three-step quality assurance and control system. This system focuses on prevention of non-conformance with regard to project work. This system is integrated with our pre-planning efforts inherent with our safety program. This pre-planning and attention to detail prior to the installation of the work plays a significant role in eliminating errors, rework and poor quality installation.

Document Control

Our document control procedures contain the flow of documents and correspondence in an organized, thorough manner. Our system consistently achieves timely and accurate processing of project information that ensures that the most current information is readily available to the entire project team.

Continuous Improvement Process

Constant and continuous improvement is an innate aspect of our corporate culture. We are dedicated to professional development and new ways to promote better construction techniques on an on-going basis.

PROJECT COMPLETION

Owner Move, Planning and Management

We work closely with you in planning, preparing and executing the logistics of your move-in. We provide substantial assistance in this phase, which we consider to be critical, to ensure a smooth occupancy for you.

Maintenance and Operations Training

The transfer of technology related to the proper maintenance and operation of your new facility is a crucial step in achieving project success. We develop training schedules, agendas and make certain the right instructor for a specific system presents that information. We also see that operating and maintenance manuals are provided that are clearly written and present preventative measures.

Project Close Out

We take ownership and responsibility for compiling all data needed to efficiently expedite contract close out. We manage the warranty process, ensure timelines of warranty corrections and secure trade contractor response to their obligations.