

Construction Approach



Once established, the Guaranteed Maximum Price will form the basis to proceed with the construction services. The following outline is a brief summary of the methodology The O'Brien Robinson Team will follow to execute a project.

During the construction phase of the project, we will provide all management and related services as necessary to adequately supervise, monitor and coordinate the work of all subcontractors. Our Team will manage all conditions of the site work rules and will establish and monitor safety, security, cleaning and other conditions. The following items are also critical to a successful construction project and will be provided by O'Brien Robinson Construction Services, Inc:

Our team will implement the following key activities that were developed during the pre-construction phase:

- Verification of project schedule
- Expedition of long lead items
- Expedition of purchasing and buyouts
- Verification of accelerated release of critical material
- Confirmation of each action reviewed in preconstruction
- Verification of the GMP record keeping and audit trails

General Management and On-Site Staff

- The O'Brien Robinson Team will assign a Project Team at the jobsite for the coordination and initiation of the work.
- Our Team will establish lines of authority in order to execute the project on a coordinated and efficient basis and will prepare a chart graphically indicating those lines of authority.
- Our Team is accustomed to dealing with the upper management of subcontractors, whether it is in the field or at an off-site fabrication plant. By obtaining the commitment of the senior management of our subcontractors, our Team will ensure the Client of having its work done by the finest personnel and having personalized attention dedicated to the project by each subcontractor.

- Our Team will establish, implement and maintain procedures to assure coordination among the architect, consultants, subcontractors, and all local municipal authorities, governmental agencies, utility companies, etc., who may be involved in the project.
- Our Team will prepare and develop an on-site record keeping system, which will be sufficient in detail to satisfy an audit by the owner. Such records shall include, but will not be limited to, daily logs, progress schedules, manpower breakdowns (daily by trade), financial reports, quantities, material lists, shop drawing logs, etc.
- In the event that an interpretation of the meaning and intent of the contract documents becomes necessary during construction, our Team will ascertain the architect's interpretation and transmit such information to the appropriate subcontractor(s).
- Our Team will hold weekly job meetings with the owner's representatives, subcontractors, architects and other necessary parties to discuss procedures, progress, problems, scheduling, and open items.
- Our Team will constantly review the adequacy of each subcontractor's supervision, personnel, equipment and the availability of necessary materials and supplies. When inadequate, our team will direct the necessary action to be taken by the subcontract involved.
- Our Team will assist the Client in obtaining the general building permits and Certificates of Occupancy as required, and will coordinate the obtaining of all legally required permits, licenses and certificates. We will assemble these documents from the contractors and deliver them at the completion of the work.
- Our Team will coordinate all work until final completion and acceptance of the project by the Client, including a comprehensive final inspection to ensure that the materials furnished and work performance are in accordance with the contract documents.





Coordinate Testing and Inspection

O'Brien Robinson Construction Services, Inc. will develop and enforce a quality control system in order to ensure that the highest required standards of construction are met. Our Team will develop a checking and testing procedure to ensure that all systems are adequately tested and balanced prior to their acceptance.

Our Team will coordinate all testing provided by others, as required by the technical sections of the specifications, and as required by the building code. Our Team will keep an accurate record of all tests, inspections conducted and test reports.

Our Team will coordinate the services of professional engineers, engineer-of-record and the architect, as required by the building codes, for work, if any, that would be performed for the owner directly.

Coordinate Shop Drawings Submissions

O'Brien Robinson Construction Services, Inc. will receive and review for compliance with the contract documents, all shop drawings, materials and other items submitted by the subcontractors. Requests for approval from subcontractors, delivery schedules, material lists, shop drawings, samples, plus more, will be commented upon and submitted to the architect for concurring approval. Approvals of technical adequacy of shop drawings and samples will remain the duty of the architect. We will oversee the submission of all shop drawings, composite shop and coordination drawings, brochures and material samples, and instruct the subcontractors that submission shall comply with project requirements.



Comprehensive Safety Program

O'Brien Robinson Construction Services, Inc. will review the safety program developed by each subcontractor and will prepare and submit to the owner a recommended comprehensive Safety Program, which complies with the requirements of Occupational Safety and Health (OSHA), as amended. During construction, our Team will monitor compliance by each subcontractor with its contractual safety requirements, and in collaboration with the project personnel charged with monitoring fire and safety regulations, will correct any deficiencies.



Labor and Community Relations

O'Brien Robinson Construction Services, Inc. will make recommendations, as necessary, for the development and administration of an effective labor and community relations program for the project and for avoidance of labor disputes during construction.



Changes in the Work

O'Brien Robinson Construction Services, Inc. will establish and implement procedures for controlling and processing change orders that will satisfy the owner's requirements. Our Team will maintain adequate cost accounting records with respect to portions of work, if any, performed on a time-and-material, unit cost or similar basis which require the keeping of records and computations.

General Conditions Items

O'Brien Robinson Construction Services, Inc. will provide general conditions items as required by the project for clean-up, hoisting, temporary facilities, protective field offices and field telephone for the use of owner representatives and their consultants. Our Team will provide adequate personnel to supervise those items and will constantly track and report on General Conditions expenses.

Proactive Scheduling

The schedule will be used as a tool to discuss deliveries and installation sequences. Any problems or issues will be addressed accordingly and the schedule will be adjusted to reflect the changes, if necessary. We will update the current schedule and review it against the baseline schedule to identify potential conflicts or impacts due to the latest adjustments. The schedule will then be discussed with the Owner and Subcontractors reviewing possible solutions to minimize the impacts and take proactive steps necessary to insure that the project will be delivered on time and within budget.



Closing Out the Project

At the proper time, our Team will coordinate with the architect the preparation of a punch list indicating the items of work remaining to be accomplished and will ensure that these items are completed in an expeditious manner. Our Team will prepare certificates of substantial and final completion, as required, and will assemble all guarantees, warranties, etc., as required by the contract documents, and will forward them to the owner, certifying that they are complete and cover all work as required.



Our Team will coordinate and expedite the preparation by the subcontractors of operating manuals and similar instructions. Our Team will obtain the architect's approval to ensure that they are sufficiently comprehensive and will forward them to appropriate personnel.



O'Brien Robinson Construction Services, Inc. will work closely with all project personnel relative to start-up following project completion. This not only includes maintenance personnel, but also personnel who need to have a working understanding of the building to do their job properly. This provides the owner with the comfort of knowing our Team is still available, if needed, to oversee repairs or replacements of specific construction-related items.

Whether a large project or a small one, the O'Brien Robinson Team follows a meticulous methodology that provides the Client with a step-by-step process outlining each of its many tasks necessary to the successful completion of the project. The ultimate goal is the commitment of our Team to do whatever is required to make the construction of every project a consummate success.



Proactive Scheduling

The O'Brien Robinson Team approach is to be proactive in scheduling. Achieving predictable project outcomes is a process that depends on current and accurate information, communication, and teamwork. We strive to great lengths to produce an initial target schedule incorporating requirements from all parties including: owners, designers, contractors, suppliers and end users. This establishes the baseline schedule that serves as a measuring point for the entire project. By focusing on the initial scheduling plan we have essentially minimized the potential problems that will slow down the project.

Our project schedule will include:

- Critical milestone dates
- Design documents delivery dates
- Schedule of values
- MEP alternatives and installation options
- Long-lead procurement items
- Multiple tasks coordination items
- Clearly defined critical path

We use Primavera, the most comprehensive scheduling program available, as our scheduling software.

The Project Team will review the 14-day look-ahead schedules weekly during the subcontractor's and owner's coordination meetings. The schedule will be used as a tool to discuss deliveries and installation sequences. Any problems or issues will be addressed accordingly and the schedule will be adjusted to reflect the changes, if necessary.

The Project Team will update the current schedule and review it against the baseline schedule to identify potential conflicts or impacts due to the latest adjustments. The schedule will then be discussed with the Client and subcontractors in order to review possible solutions to minimizing impacts and methods of taking proactive steps necessary to insure that the project will be delivered on time and on budget.

