

# Construction Management



**Project Delivery Analysis/Planning** – Defining the owner's fire protection objectives for the project, evaluating available project delivery strategies and providing a comprehensive, definitive plan for designing and constructing the project. This strategic function enables the owner to select a project management concept which best meets the overall project goals, budget and completion timetable.

**Contract Administration** – Managing the entire bid process for the selection and installation of fire protection systems on a project. Precise administration by RJA construction managers is a critical factor in selecting the right vendors and systems for each project's unique requirements. Our involvement begins with the selection of qualified bidders and continues after the award phase with progress reporting and claims negotiation.

**Bid Documentation** – Preparing bid drawings and specifications for fire protection systems which allow for open and competitive bidding by system manufacturers. These documents are designed to meet municipal and insurance requirements while providing the facility owner with competitive bids in a uniform bidding process.

**Construction Site Project Management** – Managing every phase of the installation of fire protection systems by experienced RJA construction managers. These professionals are on-site to manage the construction contracts, expedite construction, resolve potential conflicts and represent the owner's or general contractor's best interests.

**Schedule Management** – Providing a master schedule for the design and construction phases of the project's fire protection systems. Essential elements of the scheduling process also include compliance monitoring throughout the project and development of recovery schedules necessary to control and coordinate on-time performance.

**Information Management** – Organizing, documenting and controlling all project information regarding the installation of systems between the owner, the design team, the general contractor, subcontractors and vendors.

**Cost Management** – Providing timely data – including cost estimates and analysis, value engineering, change/claim control – necessary to enable the project team to bring the fire protection portion of the project to completion within the cost parameters set by the owner or general contractor.

**Quality Management** – Reviewing of the fire protection construction process and regular reporting to the owner on the contractors' compliance with established quality assurance standards for the project. RJA construction managers are knowledgeable about the systems being installed, so they oversee the proper installation according to manufacturers' specifications and applicable codes and standards.

**Commissioning/Acceptance Testing** – Managing of testing and commissioning of the installed fire protection systems, including fire alarm, smoke control, fire sprinkler and security systems; stand pipes; fire pumps; special hazard fire suppression systems; stair pressurization and emergency power.

**Special Inspector Services** – Providing a complete range of special inspector services for smoke control testing as required under the fire protection provisions of local and national building codes.

**Third Party Installation Review** – Reviewing of the installation of fire protection system by veteran RJA construction managers to ensure the systems are being installed in compliance with the master fire protection plan's design documents.

