**Design Review:**

JTD Construction, llc will review all construction documents with the architect to ascertain that the most economical materials, equipment and construction methods, consistent with the design intent, are used. There will be a focus on the Mechanical and Electrical systems that are proposed by the design team with respect to potential Value Engineering cost savings. This is often an area with the most potential cost savings. JTD Construction, llc has a strong network of Mechanical and Electrical subcontractors that will be consulted in an effort to determine the most cost efficient system that will meet the project requirements.

**Estimating:**

Beginning with partially complete design documents, JTD Construction, llc will price all construction activities to produce a comprehensive project estimate. The estimate will be built according to the CSI Format, an industry accepted method of categorizing construction activities. This estimate can be transformed into a Guaranteed Maximum Price. During this phase of the project, further value engineering is done to assure the team members that the construction is cost effective. All budgeting/estimating work is performed with the aid of Timberline Project Management Estimating software.

**Scheduling:**

A preliminary construction schedule is developed during the estimating phase. The timing of the individual construction activities is determined and coordinated with the other activities as well as with the requirements of the Owner. The schedule technique that JTD Construction, llc uses is a Critical Path Method. This schedule technique will clearly show the point in construction when the activity is required and its impact and coordination requirements with the other construction activities. The critical path is made up of the activities that delineate the required minimum time to complete the project. The other activities will intertwine with the critical activities but can be scheduled with more leeway without affecting the overall completion date.

**Bid Package Development:**

Once the estimate is completed, the individual construction activities will be bundled into bid packages. These bid packages are bundled according to the work that trade subcontractors and material suppliers customarily perform. The bid packages also provide a uniform yardstick to evaluate the bid pricing. Once the Owner has approved the bid package they will be forwarded to the approved subcontractors for pricing.

**Bid Evaluation:**

On the assigned day(s) that the subcontract bid packages are due, JTD Construction, llc will assemble, review and evaluate the bids for each specific trade. Once our evaluation is complete, we will formally recommend to the team members the lowest responsible bidders for selection. Our evaluation of the bids will make sure that the bidders have the required scope of work as well as the ability to perform the work in the specified period of time.