

Delivery Methods

Design/Build:

With extensive knowledge in project planning and construction implementation, coupled with experience working alongside top design firms, Madison creates fully integrated Design/Build teams customized to meet project needs. Our collaborative framework seamlessly manages the entire team to deliver optimal results.

Construction Management:

Madison's creative and collaborative approach to Construction Management engages the entire team from project onset, using customized resources to meet client demands. Our team works shoulder-to-shoulder with the client at the early stages of planning and budgeting to ensure all objectives are met.

General Contracting

With a senior staff leveraging over 200 years of industry experience. Madison brings construction expertise into every project. Our transparent approach, state-of-the-art technology, deep knowledge and strong subcontractor relationships provide the highest quality construction at a competitive value.

Processes contained within the Madison Delivery Methods:

Feasibility/Programming

At the Feasibility/Programming stage various types of construction systems are examined as well as the materials that are part of the various systems. The team will establish contingencies in each individual trade. Initial contingencies will be in the 7 to 10% range. As the drawings and specifications progress, the contingencies will be adjusted down.

Schematic Design/Space Planning

At the Schematic Design/Space Planning Stage we will provide a conceptual estimate based on the preliminary floor plan and elevations to make sure we are within the overall project budget.

Design Development

Engineered Scope Narrative

At the Design Development/Engineered Scope Narrative stage we will provide a revised conceptual estimate to check and make sure we are still within the overall project budget. We will work with select Subcontractors and Trade Consultants at this time.

Issued for Permit/Bid Construction Documents

At the Issued for Permit/Bid Construction Documents stage we will work with your procurement office to create bid packages for the public invite of the Subcontractor Community. The bid package prime contractors will submit lump sum hard bids analyze the prime contractors' bids, we will submit the guaranteed maximum price to the Owner.

Permit Review Corrections/Issued for Construction, Construction Documents

At the Permit Review/Issued for Construction Documents stage we will revise our guaranteed maximum price to incorporate the changes requested by the Permit Department. Once we receive the Building Permit, we will commence construction.

At the Permit Review/Issued for Construction, follows:

- 1.) Conceptual Estimating during Schematic and Design Development Phase
- 2.) Value Engineering/Cost Savings
- 3.) Constructability Review
- 4.) Subcontractor Recommendations, Input and Interaction
- 5.) Design Assist - Structural / Mechanical / Electrical / Plumbing / Building Envelope
- 6.) Logistics and Phasing
- 7.) Expediting and Procurement
- 8.) Planning and Scheduling
- 9.) Permit Expediting Assistance
- 10.) Community Relations / Engagement
- 11.) Identify and Coordinate Long Lead Items purchase
- 12.) Coordinate Cost Effective Building System with Building Structural Components
- 13.) Quality Control Review and Plan
- 14.) Site Specific Safety Plan

PROJECT MANAGEMENT

Our approach to management, how we structure our team, delivery methodology, how we organize and implement a communications strategy is all built on the primary commitment to providing clients with outstanding service. Madison listens to the needs and goals of the client while recognizing that the challenges that are faced have a creative solution. Our management approach is collaborative, direct and simple.

Project communication is vital to managing within budget and staying on schedule. Madison will be the conduit for information from the client to the trade contractors. This communication is of vital importance to ensure all decisions throughout the project are made with the most up-to-date information and are based on facts, not assumption. The tools we have developed to manage the communication during the project include:

- **Monthly Project Team meetings**
- **Weekly Subcontractor Meetings**
- **Monthly Budget Updates**
- **Weekly Schedule Review**
- **Regular Coordination of Owner's Vendors**
- **Supported by up to date construction technology**

Project Management Systems

One of the greatest tools that Madison is currently utilizing is Procore construction management software. Procore is cloud based software that securely delivers real time up to date project information, 24/7 to team members with access to any internet enabled device. Project information currently managed by Procore consist of Contract Documents (Drawings, Specifications, Addenda),

Bulletins, ASI's, Sketches, RFI's, Submittals, Daily Reports, Safety and Quality Inspections, Project Photos, and Meeting Minutes.

Cost Control Systems

Madison evaluates specific design and construction details throughout the entire process and the focus stays on owner "value". The communication benefits of working with our construction experts and design professionals ensures that potential problems are discovered before the project starts. Evaluation of the project documents will be periodically performed to ensure that they are coordinated, complete, and constructible as well as meeting budgetary constraints. Madison provides essential and immediate feedback to the architect and the design team to ensure all building components are well coordinated and planned.

Schedule Control Systems

Through the use of Primavera scheduling software, our team develops a Master schedule which incorporates all aspects of the project including but not limited to; Design, Environmental, Preconstruction, Construction, Commissioning, and Closeout. Beginning with the end in mind is paramount. The project schedule identifies all team members' responsibilities including owners, architects, contractors and subcontractors.

LEED

Sustainable construction practices are the standard for Madison Construction. We are proud of the leading role we take in this field. Our project management staff not only has experience with LEED rated projects but has taken the extra steps to become accredited on the new LEED 2009 system. Our ability to incorporate the LEED rating process into all phases of construction is what sets us apart in this field.

Building Information Modeling (BIM)

Madison has dedicated and experienced staff that use BIM to create 3D structures via Revit and AutoCAD. These programs give Madison the ability to translate 2D drawings into a coordinated BIM model. These models use detailed sheets and parametric families to enhance project design efficiency and coordination.

Using BIM provides the added benefit to visualize project components, improve project coordination, identify clash detection, and provide cost effective solutions. Madison uses BIM during Design-Build projects to merge the construction components with the design schemes to share the 3D models of a project and enhance trade collaboration.

CONSTRUCTION SERVICES

Madison Construction utilizes state-of-the-art Project Management Systems, Cost Control Systems and Scheduling Systems. The emphasis on 24/7 real time information impacts the project at the highest level. Having this information insures that we are able to make quick decisions, ensuring the budget and schedule are not compromised. Madison evaluates specific design and construction details throughout the entire process and the focus stays on owner "value".

Plan for maintaining Site Safety and Security

The Madison Construction Safety Program is based on a desire to eliminate personal injuries/illnesses, protection of the public and eliminate damage to equipment and property. All members of our project management staff are charged with the responsibility of identifying and preventing unsafe acts and/or unsafe conditions that could lead to occupational injuries. Sheffield Safety & Loss Control (safety

consultant) provides oversight and inspections of the Madison Safety Program as it will be implemented by our Project Manager for the project.

Proposed Quality Control Management Plan

It is the goal of Madison Construction to provide our clients with a quality product that exceeds their expectations. The purpose of a quality control work plan is to clearly specify document control procedures, and specific quality control monitoring to enhance the quality of the end product to be delivered. All required product data, material certifications, equipment reports, and shop drawings are submitted to the client for review and approval to ensure compliance to the project requirements.

The Madison Construction Quality Control Plan (MCQCP) includes coordinated quality control staff; methods of performing, documenting, and enforcing quality control operations of both Madison Construction and its subcontractors; detailed process and responsibility matrix for all testing and inspections to be performed; and protocol describing corrective actions.

"Quality is never an accident; it is always the result of high intention, sincere effort, intelligent direction, and skillful execution: it represents the wise choice of many alternatives."

William A Foster

