



**WE DELIVER COMPLEX
PROJECTS THAT POWER
VIBRANT COMMUNITIES**

WITH MORE THAN 30 YEARS IN PROGRAM AND PROJECT MANAGEMENT, Gafcon's unique approach to project controls assures project performance within budget, schedule, and scope. As a result of Gafcon's continuous efforts to seek new knowledge and anticipate our client's needs, we have identified critical fields of expertise that mitigate risk from day one, protecting your interests, and achieving your vision.



PEER & CONSTRUCTABILITY REVIEWS

Gafcon implements a variety of cost saving methods during design and construction to reduce risks, time, and cost impacts through detailed peer and constructability reviews and value engineering. These methods begin at the early stages of design when value engineering can make a difference. Our design review processes significantly reduce the number of post design RFIs, detect clashes and design coordination challenges during the design evolution, and mitigate hundreds of millions of dollars in change orders and time impacts. As an example, for Canyon High School at Orange Unified School District, we were able to recommend the utilization of a modular steel framing system which saved the District \$500,00 and reduced the schedule by five to seven weeks.



SCHEDULING

After more than 30 years and over 3,000 successful projects across a wide range of market sectors, Gafcon's scheduling services are unparalleled. Our history as a program, project, and construction manager for complex projects means that we offer an increased understanding of how to address and balance your schedule—particularly when time is money.

Scheduling remains one of the most critical components of planning and construction, starting with the Critical Path Method (CPM) schedule. Your project is a journey and a high-quality CPM schedule plays many roles including prophet, guide, and historian. Your schedule will look ahead to the future to proactively identify challenges, advocate efficiency and communicate potential delays or disruptions, and provide a record of lessons learned. It can also assist in quantifying damages after the project has been completed.

Scheduling Services Include:

- Program Schedule Development
- Preliminary Schedule Development
- Resource & Cost Allocation
- Expert Witness
- Delay Analysis
- Review & Analysis of Progress Schedules
- Risk Analysis & Mitigation Planning
- Theory & Software Training
- Time Impact & Delay Analysis
- Work-Around & Recovery Schedule Preparation
- CPM Training
- Review & Analysis of Baseline Schedules
- BIM 4D Analysis



ESTIMATING

When finances are a finite resource, you need every tool at your disposal to keep your project on the right financial track—cost estimating being one of the most important tools. With the right professional, a quality cost estimate will project costs utilizing the latest industry trends, account for inflation, and utilize a database built upon costs from real projects. Working

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alongside our program, project, and construction managers, Gafcon's cost estimators have developed a strategic estimating methodology leveraging lessons learned from thousands of clients that accurately reflect the cost of your project based on its specific scope and location. While this methodology provides for a strong foundation for your project to be built upon, it is also essential once your project begins construction. As change orders arise, Gafcon reviews the contractors' estimates, making sure that they are not over-inflated and reflect realistic industry costs. Our cost estimate reviews during construction have shown to save approximately 20% of the potential cost of change for owners, keeping the financial health of the project on track. Whether your project is public or private, large or small, Gafcon has the tools to look beyond the obvious, finding solutions to your complex project estimating needs.



BUDGETING, PLANNING, AND PROGRAMMING

Gafcon has developed a proprietary budget development software which provides our clients with detailed, accurate budgets for their projects, even those without design documents. Our system has been designed specifically for the early development of budgets and takes into consideration historical data from previous similar projects, estimates and bid results of similar projects, including but not limited to all change orders and other cost impacts, permits, special inspections, resources, escalation, site impacts and constraints, current market conditions and resources, and the anticipated mid-point of construction.

Unlike our competitors, we do not use a general rule-of-thumb estimating process to develop budgets. We perform a detailed analysis of the proposed project to understand its use, siting, projected size (square footage), and more than 1,000 different parameters in developing our budget. It is paramount that our budgets are reliable when developing project funding. Most clients do not have a contingency reserve to acquire additional funds; therefore, it is critical that milestone estimates are not higher than budget and bid results do not exceed the budget which the funding was based upon. Poorly developed budgets can often result in a significant reduction in program, aesthetics, building systems and in some cases cancellation of the project. Gafcon prides itself on the accuracy of our budgets and our clients take great comfort in the fact that our budgets are realistic and reliable.

Our detailed project budgets provide our clients with the backup worksheets used to develop our budgets, as well as a roll-up summary highlighting the following key components: hard costs, general conditions, soft costs, permits and fees, escalation, FF&E and move management. Gafcon's proprietary budget development software will keep your projects on track and on cost.



BUILDING INFORMATION MODELING (BIM)/VIRTUAL DESIGN AND CONSTRUCTION (VDC)

What if you could build your project before your project is built, minimizing surprises and risk once it enters the construction stage, and increasing quality and efficiency for the entire life of your project?

Conventional project management practices are far more effective through the application of a BIM/VDC approach. It allows for more effective multi-disciplinary constructability reviews and value engineering for the development of cost and schedule reduction strategies, as well as allowing for the entire team to be orchestrated and rehearsed before ground is broken. This leads to better and more efficient use of resources with a focus on safety and quality. Gafcon has developed proven practices that lessen cost impacts. These processes yielded in excess of \$7M in savings on a recent project valued at \$100M.

And because Gafcon strives to create value that long outlasts the construction of the project itself, we ensure that the fully documented BIM is provided to those who will ultimately care for the end-result, resulting in efficiencies for the entire life-cycle of your project.