

CONSTRUCTION PHASE SERVICES

Project History

PROJECT SCOPE: *Neil Consultants, Inc.* provides construction phase services for most of our design projects. As part of the construction team, NCI looks ahead for potential problems that may cost the owner more money. We strive constantly to think ahead and assist the contractor in solving small problems before they become large, expensive, and time consuming problems. We work diligently as the "eyes and ears" for the project owner.



NCI provides construction phase services with professional administrative and inspection personnel who have *field experience and common sense*. NCI has the experience to know what can and cannot be built and what kind of performance to expect from each contractor. Most of NCI's field inspectors and construction administrators have contributed to the design phase of the project and use this familiarity through construction.

NCI recently provided construction phase services, both administrative and on-site inspection, for the 16 million dollar Cascade County Adult Detention Center and Regional Correction Facility in Great Falls. We recently represented the State of Montana's interest on another project, the 25 million dollar Shelby private prison. NCI also provided construction services for the Colstrip housing rehabilitation project. This Montana Power Company project had a budget of 12 million dollars to rehabilitate 255 residential houses at Colstrip, Montana. NCI provided a two or three man construction management team on-site for most of the two year Colstrip project duration.



NCI Construction Phase Services : Contract administration, design interpretation, construction staking, shop drawing and material review and approval, on the spot decisions, materials testing, cost effective change order negotiations, public relations expertise, conducting progress meetings and the pre-construction meeting, verification of contractor's monthly pay request, recording all field changes and keeping daily construction logs, and insure construction is completed in a timely manner, per contract requirements, and within budget.