

Plumb House

INC.

How does Plumb House's project delivery system compare to a Construction Manager or General Contractor?

Our approach blends the best attributes of the Construction Manager and the General Contractor's roles:

Attribute	Construction Managers	General Contractors	Plumb House Inc.
Sole responsibility for cost	N	Y	Y
Sole responsibility for quality	N	Y	Y
Sole responsibility for completion	N	Y	Y
Sole responsibility for sub performance	N	Y	Y
Sole responsibility for supplier performance	N	Y	Y
Sole responsibility for warranty	N	Y	Y
Focus solely on multi-residential work	N	N	Y
Budgets before plans	N	N	Y
Design participation during preconstruction	Y	N	Y
Guards the budget during design	N	N	Y
Recommend qualified engineers	N	N	Y
No cost preconstruction services	N	N	Y
Construction guarantee	N	N	Y
Provide owner's co-investment equity	N	N	Y
Value engineering	Y	N	Y
Bids out the subcontracts	Y	Y	N
Self-performs subcontracts	N	N	Y
Long term subcontractor relationships	N	N	Y
Minimize change orders	N	N	Y
Subcontractor input in design	N	N	Y
Dedicated turnover crews	N	N	Y
Track record of early project completions	N	N	Y
Lump sum contracts	N	Y	Y
Owner insulated from pricing volatility	N	Y	Y

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