



KONICA

5701 Skylab Road
Huntington Beach, California

Konica's corporate office, located in Windsor, Connecticut, contracted with **RC&M INC.** to provide full *Construction Management* during the design and completion of their 280,460-SF West Coast office/warehouse facility. Our firm worked with Konica's real estate and legal departments in developing contracts between Konica and their architect as well as various professional consultants. Our organization assisted in qualifying and selecting general contractors to bid the project, conducted pre-bid conferences, and reviewed final bids. We then assisted in developing and negotiating final contracts.

During the construction phase of the project, our firm represented Konica in weekly job-site meetings reviewing procedures, progress and overall job status, including safety and scheduling issues. Weekly status reports were prepared by RC&M INC., keyed to progress photographs and forwarded to Konica's East Coast representative.

Our organization provided value engineering and cost control of design modifications and change order requests during the construction phase of the project...ultimately reviewing and approving all submitted change orders and progress billing requests. At the completion of the facility we assisted the architect and owner in developing final punch lists and verified their completion. Our project manager assisted in acquiring final project sign-offs from all agencies and confirmed all lien releases, warranties, and as-built documentation had been received and forwarded to Konica.