

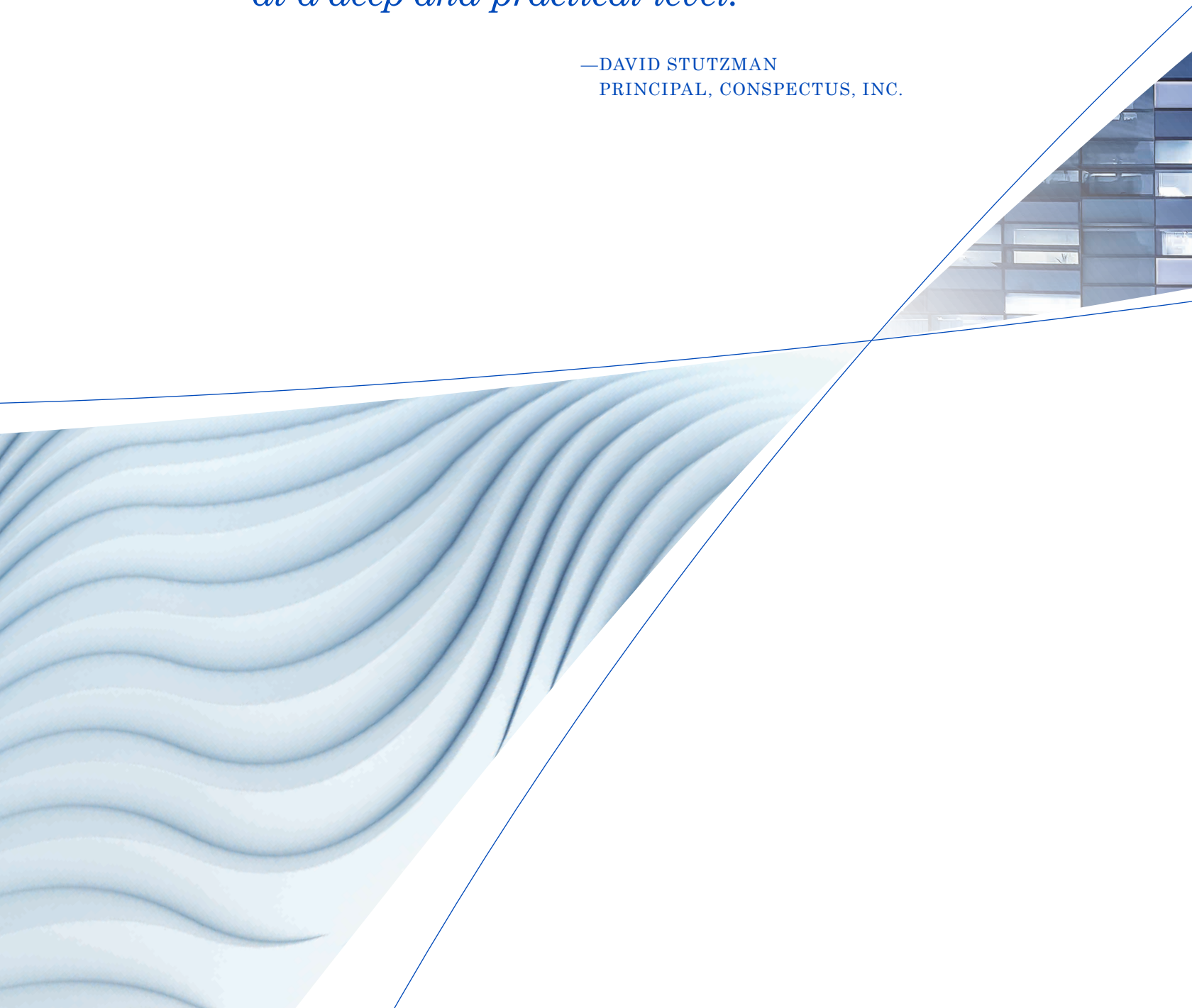


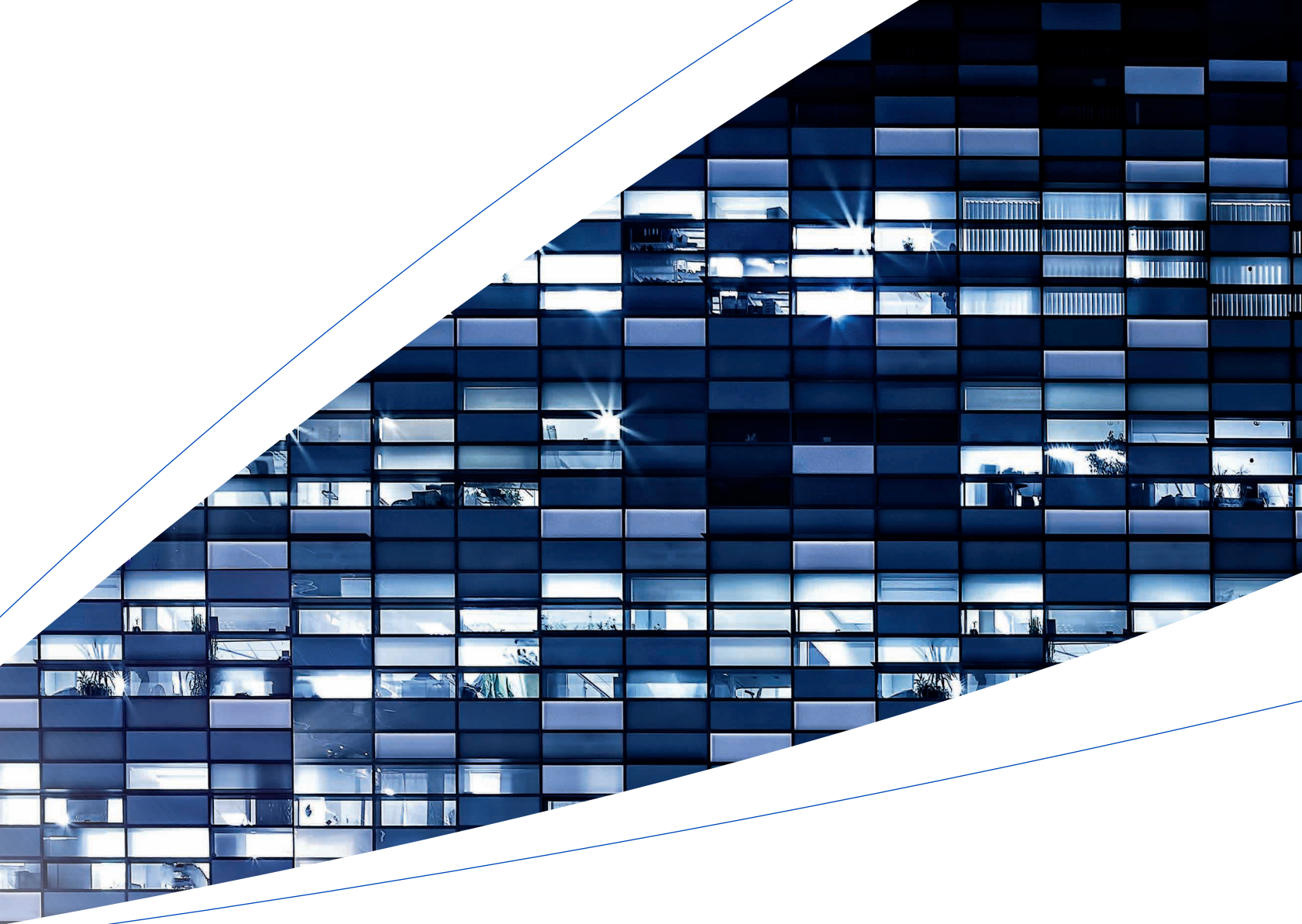
CON SPEC TUS

CREATING VALUE. REDUCING RISK.
WHERE DESIGN AND CONSTRUCTION MEET.

*To add value and reduce risk,
we must look beyond the drawings to
understand constructability and functionality
at a deep and practical level.*

—DAVID STUTZMAN
PRINCIPAL, CONSPECTUS, INC.





AT THE INTERSECTION OF DESIGN AND CONSTRUCTION.

At every construction project milestone—from initial concept to occupancy—Conspectus delivers industry-leading specifications and related risk mitigation and advisory services that add value for all stakeholders. Thinking above and beyond the traditional role of the specifications writer, we bring to each project a distinctively broad perspective on scope, quality, and performance at a level of expertise that no other firm offers.

Our seasoned professionals dig deep to get a firm grasp on the owner's project requirements. We get inside the architect's head to understand the underlying design intent. We look for places where value can be added and pinpoint areas where risk can be reduced.

Combining independent research with expertise and experience, we define at a very practical level what is required to turn vision into reality. We then articulate that vision through construction documentation to ensure that design intent and owner expectations are clearly communicated and fully realized.

Whether you contract directly for specifications services, want a greater voice in choosing your specifications partner, or seek independent guidance on how to mitigate risk, Conspectus delivers the knowledge, insight, and expert judgment your project requires.

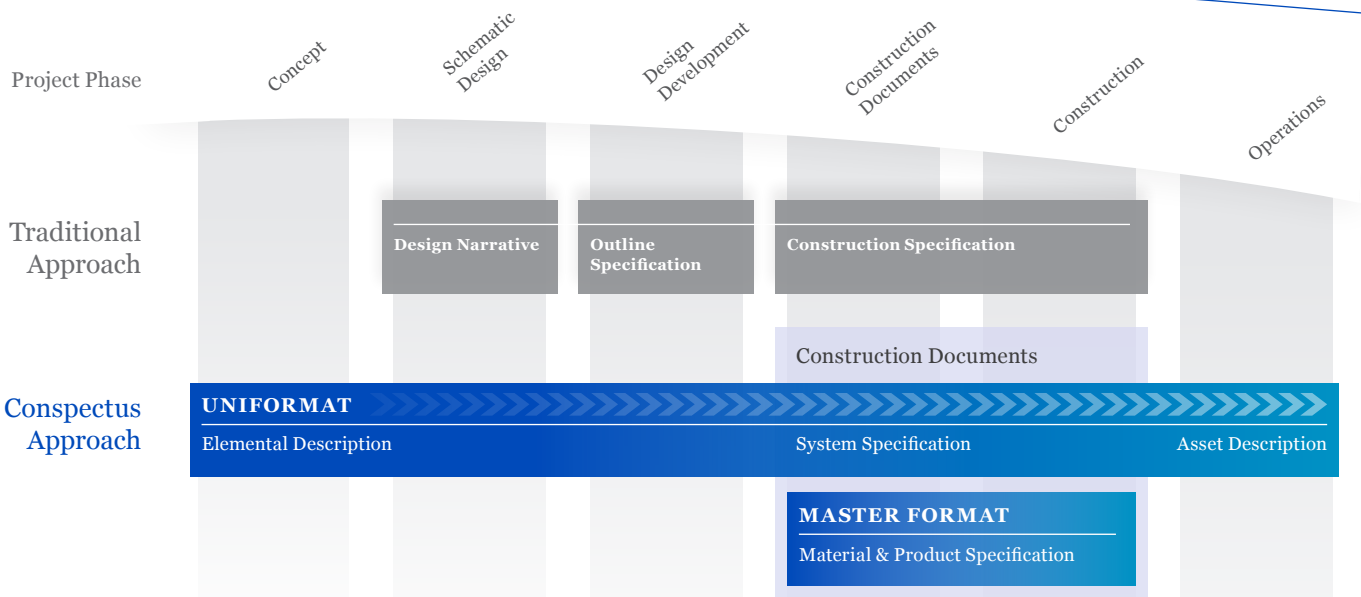
RETHINKING SPECIFICATIONS. REFOCUSING PRIORITIES.

Traditional approaches to construction specifications focus primarily on a relatively narrow deliverable: a set of documents to help define contractual obligations and to guide builders in their work. While this is an essential task, Conspectus believes that a broader, more comprehensive approach creates even greater value and significantly lowers risk, not only during construction, but also well before and far beyond.

The accompanying diagram, which can also be thought of as a value creation/risk reduction continuum, illustrates Conspectus's broader rethinking of the specifications process. The diagram shows that the traditional, construction-centric approach can result in critical, risk-prone information gaps. The Conspectus approach, by contrast, creates a seamless flow of information and documentation that extends from the concept phase—well before design begins—through design and construction to owner occupancy and operations.

This rethinking of the process and refocusing of the specifier's role makes good business sense. As projects evolve, Conspectus captures and preserves increasingly complex information, provides data for incremental cost analysis of proposed design and construction options, and documents all decisions as they are made.

By encouraging transparency and collaboration, Conspectus provides owners, lenders, and other stakeholders a clear and continuously updated understanding of the cost impact of design options and the implications for how a building will actually perform. We enable both designers and owners to make more fully informed decisions. Once construction is complete, we provide owners with comprehensive documentation for optimizing the operation and maintenance of their assets.



CLOSING THE GAPS. REDUCING THE RISKS.

Traditionally, specifications are developed sequentially as discrete documents, a disjointed process resulting in critical information gaps that often increase risk. Conspectus approaches specifications as a seamless continuum of information gathering, analysis, and documentation that closes the gaps, reduces risk, and adds value for the owner.

COMPREHENSIVE SYSTEMS AND PERFORMANCE DESCRIPTIONS

Aligned with our innovative approach to specifications, the earlier Conspectus becomes involved in a project, the greater our ability to add value and reduce risk. Instead of defining brick and mortar components, we apply our expert judgment and extensive experience to articulate the intended building system outcomes. As the design becomes more refined, we continue to document decisions, support cost analysis, and build a solid foundation for the final specifications and contract documents.

Focusing on performance opens up opportunities to explore other system options, cost impacts, and potential risks, which enables better-informed decision making. It leads to more clearly articulated construction documents resulting in fewer disputes, change orders, and costly delays. It also captures important design criteria that often go undocumented in traditional construction specifications but are critical to optimizing construction efficiency and the building's operation once the project is complete and the owner takes occupancy.

COMPLETE, ACCURATE SPECIFICATIONS

Conspectus, the nation's largest independent specifications consulting firm, works with top design and engineering firms and domestic and international clients on hundreds of projects of all types and sizes each year. Our certified professionals accurately translate design intent into specifications documentation from conceptual design to the final comprehensive construction specifications in support of design-build, construction management, and design-bid-build delivery methods.

Our experts combine their knowledge across disciplines and geographies with their experienced-based insight to make smart choices and recommendations, supported by data collection and analysis of products, systems, materials, and performance factors. They create accurate, well executed specifications that improve communication and coordination among all parties and help ensure a clear articulation of contract requirements. The result is reliable cost estimates, improved efficiencies, and finished projects that meet all expectations and requirements.

RISK AND QUALITY ADVISORY SERVICES

To further deliver on our promise of value creation and risk mitigation, Conspectus offers a full suite of related services. Some are more relevant at specific project milestones while others extend across multiple phases. Likewise, our services address the interrelated concerns and needs of all stakeholders: what reduces risk for one stakeholder at a certain point almost always adds value for another.

Our service offerings include quality assurance reviews that identify inconsistencies within drawings and specifications prior to construction to minimize contractor requests for information and potential change orders. We also offer contract administration services that reduce the time our clients have to spend dealing with the intricacies of administering a construction contract. On request, our professional staff members serve as expert witnesses in resolving disputes.





A RECORD OF SUCCESS. A VISION FOR THE FUTURE.

PROFESSIONALISM AND EXPERIENCE

Conspectus is recognized widely for consistently delivering successful projects and client satisfaction. Since 1992, we've provided high quality, industry-leading specifications and related consulting services in thousands of projects for some of the most prestigious design and engineering firms, federal government agencies, and private entities domestically and internationally.

INNOVATION AND THOUGHT LEADERSHIP

Individually and collectively, Conspectus team members are innovators and educators for the industry. As trusted experts across multiple disciplines, we have helped develop, maintain, and promote standards and tools used industry wide, including CSI's Practice Guides, Format documents, commercial master specifications, and specifications software for the construction industry.

We are deeply involved in the leadership of our industry's professional associations, often serving as presenters at conferences and advisors on industry issues. Through our online presence, we offer technical advice and education to help advance knowledge and improve performance.

REALIZING THE VISION

Conspectus has a clear vision for the future. We believe that by more formally embedding transparency into construction project processes, all stakeholders can contribute more actively and effectively to mitigating their collective and individual risks. Because we work at the intersection of design and construction, we bring a unique perspective on how this vision can be realized.

With our deep understanding of value and risk at all stages of a project, our multidisciplinary perspective, our spirit of innovation, and our mastery of specifications technology, we are partnering with owners, architects, contractors, design-builders, and other stakeholders to shape the future of our industry.



To learn more about Conspectus, our services, and how we can collaborate to create value and reduce risk in your construction projects, please visit our website or contact us.



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