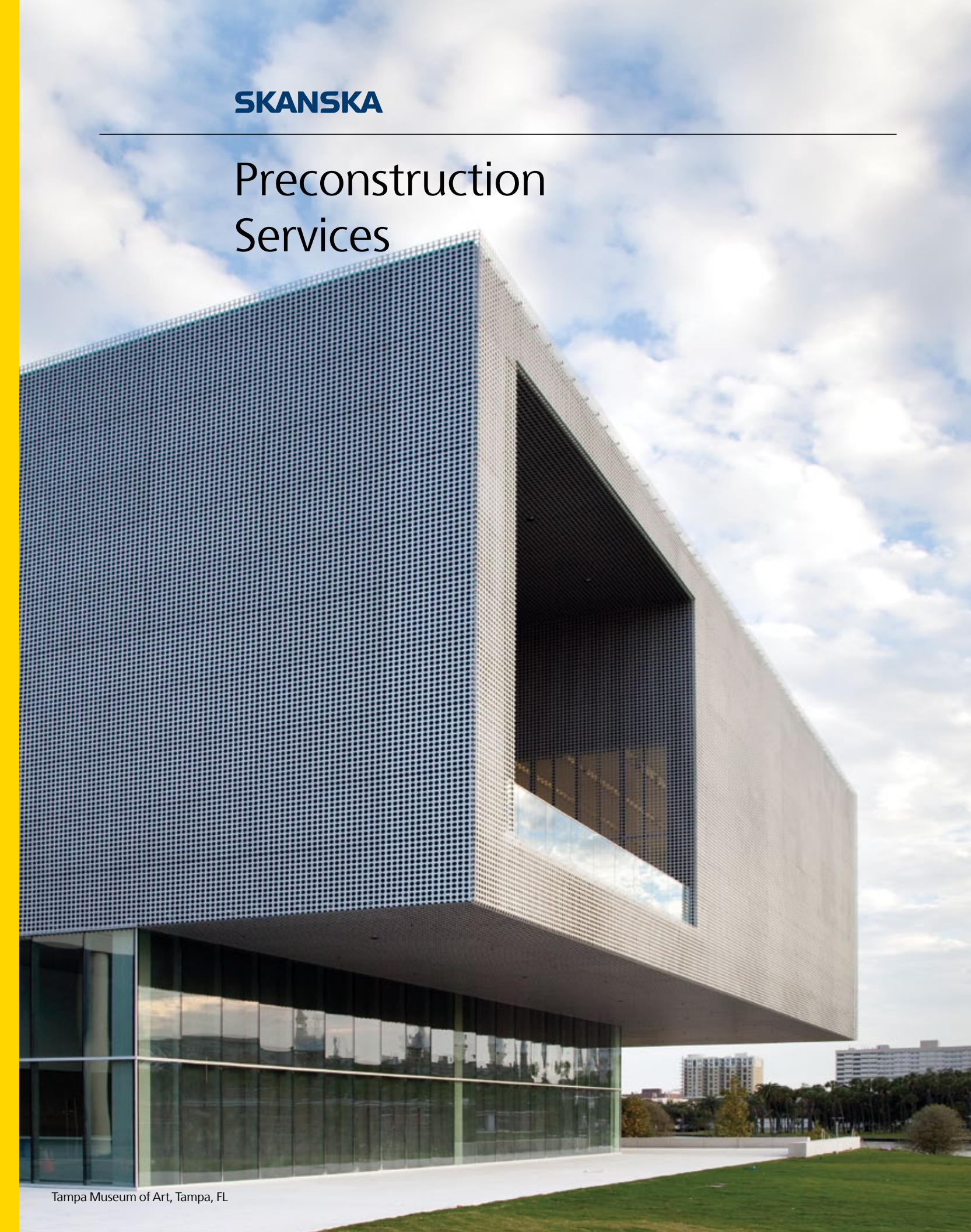


SKANSKA

Skanska USA Building Inc.
www.skanska.com

SKANSKA

Preconstruction Services



Tampa Museum of Art, Tampa, FL

At Skanska, we understand that the ultimate goal of any construction project is to deliver a facility that meets the needs of its owners as well as its end users. Our comprehensive array of preconstruction expertise allows us to meet a wide range of criteria, from budget and schedule considerations to functional and aesthetic requirements. The underlying commitment to you, the customer, is built on the following three actions:

- We listen
- We ask the right questions
- We seek creative solutions

Our success is achieved upon completion and turn-over of a facility that fulfills your needs at the highest quality for the lowest reasonable cost.

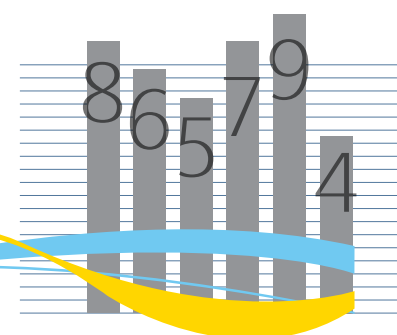


We're on your team

We see our preconstruction assignment as an opportunity to find ways to give you as many facility enhancements as possible. Our team proactively looks for innovative solutions. We leverage our national resources: the expertise of over 175 preconstruction professionals, the solutions database gathered from lessons learned in the field and our relationships with vendors and manufacturers across the country.

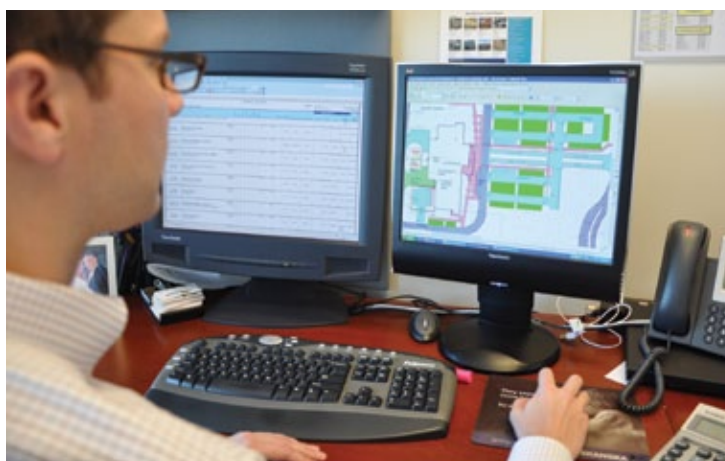
The information you need...

In order for you to make critical decisions during design, you need the right information. The skills and experience of our preconstruction team allow us the opportunity to provide predictable and accurate information on the cost, constructability and schedule impacts. We are committed to setting up your project for success. We look for innovative solutions and rely on our vast resources for local, regional, national and global market intelligence.



A smooth transition from design to construction

Skanska takes an integrated approach to preconstruction. The construction teams who will build your facility are heavily involved in the preconstruction process, providing key insight into constructability, sequencing and logistical issues. This integrated approach allows seamless transition from design to construction – with no surprises.

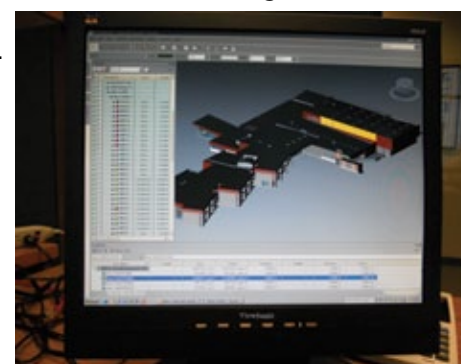


Our proprietary estimating system

In association with Timberline and Eos, Skanska has developed xPRES, a proprietary database and estimating tool. The database contains comprehensive construction costs, organized by project type, derived and updated from our national portfolio of past and current projects. Our web-based xPRES tools are supported by Autodesk's Quantity Take-off, VICO's Take-off Manager and On-Screen Take-off.

Our virtual resources

We utilize Building Information Modeling (BIM) and Virtual Design & Construction (VDC) during every aspect of your project's life cycle. During design, our preconstruction teams utilize BIM/VDC to perform constructability reviews, run clash detection and perform quantity take-offs. We develop site safety and phasing plans, 4D schedules and we manage the overall coordination of the modeling environment. By implementing BIM/VDC during the preconstruction phase, we improve communication between all project team members, enhance efficiencies and reduce risk.



Our green know-how

We are committed to developing customized, innovative and affordable sustainable building solutions. Skanska is a leading builder of LEED® projects in the U.S., and our preconstruction team members have extensive experience in incorporating green elements into preconstruction planning. In fact, nearly half of our preconstruction professionals are LEED Accredited Professionals (AP's). Well-versed in high-performance, energy-efficient solutions, we are dedicated to reducing energy and environmental impacts in support of your bottom line. Our expertise results in projects that meet your goals for both budget and sustainability.



Skanska's value-added preconstruction services

- Cost estimating from programming phase through construction documentation
- In-house MEP estimating
- Design to budget management, using real-time procedures and techniques
- Value management (SAVE International certified professionals)
- Constructability analysis
- Cash flow analysis
- Benchmarking and cost modeling analysis for capital budgeting
- LEED® certification planning and management
- Project execution planning
- Life cycle analysis and energy modeling
- BIM and VDC applications
- Facility assessments
- ASHRAE energy audits
- Water conservation studies
- Market research, due diligence and feasibility studies
- Procurement planning

Skanska's commitment is to provide the highest level of preconstruction services to our clients.

What our clients are saying

"We have found Skanska to be one of the finest construction specialists in the business, and I personally find them a joy to work with because of their professionalism as well as the quality of services they provide."

Victoria Sirianni
Director
Massachusetts Institute of Technology

"Top-notch is the term that comes to mind. The staff performed a thorough quality review post construction including post-bid interview of all subcontractors, scrubbing of specifications & drawings, and the ability to work directly with the design team."

John W. McKinney, III
Director of Facilities Management Services and
Corporate Safety Officer
Atrium Medical Center

"Skanska's project team brought a potentially over budget project to GMP under budget due to exhaustive preconstruction processes; very pleased with bid package development and breakdown."

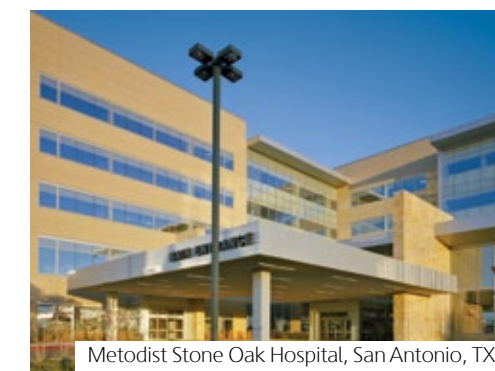
Keith Braun
Director of Facilities
Pasco-Hernando Community College

"Having worked with Skanska on a variety of projects over the years, I believe their preconstruction group is an essential part of any project team. They understand that successful projects are built on trust, knowledge and collaboration. Their proactive approach enables informed and timely decisions to be made by the collective client/contractor/design team, and their preconstruction services ultimately provide a great value to any client."

Noel Whorton, LEED® AP
Principal/Architect
NBBJ

"The integrated method that Skanska uses between preconstruction and construction was consistent throughout and led to a very successful budgeting process and schedule establishment."

Dean Head
VP of Facilities Management and Construction
H. Lee Moffitt Cancer Center and Research Institute



Methodist Stone Oak Hospital, San Antonio, TX



Seattle University Student Center, Seattle, WA



Reliable Plaza, Orlando, FL

Facts about Skanska

- Consistently one of the largest contractors in the U.S. (based on *Engineering News-Record* rankings)
- ISO 14001 and OHSAS 18001 certified
- Has one of the highest employee ratios of LEED® Accredited Professionals in the industry
- Consistently named to the *Forbes* A-list of World's Best Companies (Skanska AB)
- Ranked among the top five in *Fortune's* World's Most Admired Companies in the Engineering, Construction category (Skanska AB)

