

PROJECT DELIVERY SYSTEMS

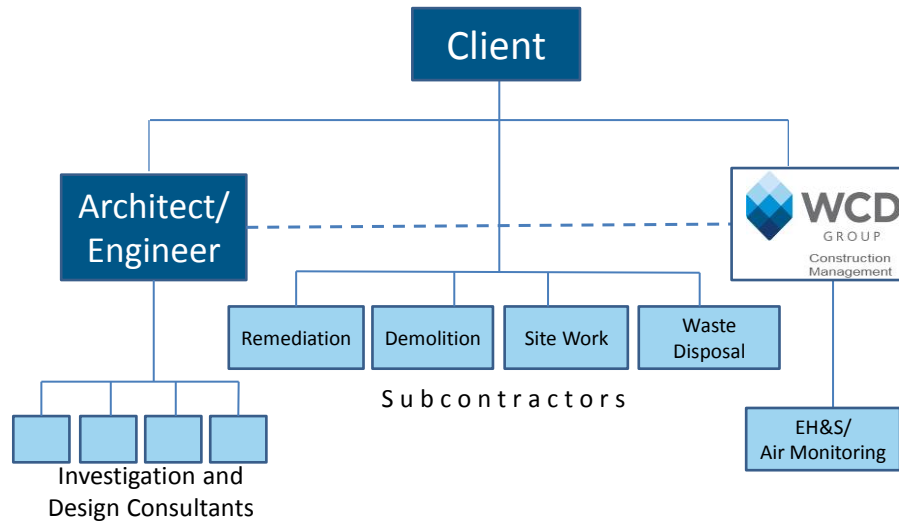
WCD Construction Management provides its services to our clients via five basic delivery systems:

Consulting:

1. Fees based on hourly rates, plus expenses, to perform specific tasks or studies; defined in a specific scope document, against a Not-to-Exceed Estimate. Most often utilized when there are project unknowns.
2. Lump sum fee, with or without expenses, to perform a specifically-defined scope of work.

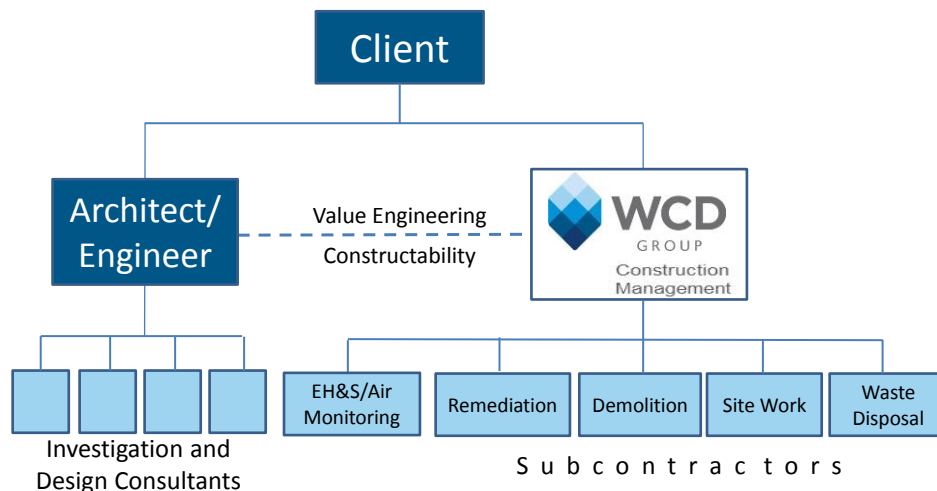
Construction Management:

3. CM as Agent of the Client (Owner or Developer)
 - Based on estimated design and construction costs, CM services are provided on an agreed to or estimated fee.



4. CM at Risk

- A Guaranteed Maximum price is provided, often with a shared savings component.



5. Environmental Liability Transfer (ELT)

- WCD Construction Management will provide environmental consulting and engineering, pre-construction services, construction management, and on-site inspection and support services for the completion of asbestos removal, lead paint management, interior demolition, structural demolition, underground storage tank (“UST”) removal, contaminated soil remediation and groundwater remediation, and any related remediation efforts associated with a development, demolition, or renovation project. Such activities will include coordination of all required regulatory communications, permits and approvals, management of site safety and security, and management of the scope, schedule and budget. WCD will provide these services as a Construction Manager at risk supported by an ELT contracting and insurance program. **All environmental project risk will be transferred to WCD, including regulatory, environmental, health and safety, schedule, and budget.**

