



CONTRACTING METHODS



Forest Electric

New Jersey

An EMCOR Company

Harness the Benefits of Our Flexible Contracting Approaches

At Forest Electric New Jersey, we're familiar with the latest contracting methods and can deploy a wide variety of delivery models to help clients meet their budget goals and scheduling requirements.

Whatever method you choose, we are committed to **designing and building outstanding projects** according to your unique facility needs and business goals.

Finding the Right Approach for Your Project

- > **Design-Build:** Leverage a single-point of contact to help deliver more accurate estimates, reduce costs, and develop a detailed scope of work that reflects accurate schedules.
- > **Guaranteed Maximum Price (GMP):** GMP is a not-to-exceed-price, open-book approach where contractors take responsibility for cost overruns, helping incentivize quality and productivity.
- > **Integrated Project Delivery (IPD):** IPD seeks to increase efficiency and productivity by engaging all key project participants as a team throughout every phase of a project.
- > **Just-In-Time Delivery:** This inventory management approach helps eliminate waste by receiving materials the moment they are ready for use. Within this discipline, we also

practice Takt time planning and prefabrication/preassembly modular off-site fabrication.

- > **Lean Construction:** A number of practices aimed at eliminating waste and enhancing value fall under the umbrella of lean construction. Our 3D/BIM/Revit department is our greatest asset for lean project implementation.
- > **Lump Sum:** Sometimes also called "fixed price," under this widely used contract method price is based off of well-defined and complete drawings and agreed upon before work begins.
- > **Pull Planning/Last Planning & Scheduling:** Sophisticated software is used to analyze a project's critical path and identify potential problems that could hinder project delivery.

EXPERTISE IN EIGHT MAJOR MARKETS

Mission Critical Facilities

Biotech/Healthcare

Finance

Manufacturing/Industrial

Commercial

Higher Education

Technology

Entertainment/Hospitality

- > **Target Value Design (TVD):** Rather than estimating costs based on a design, under TVD a feasibility study and detailed estimate are developed first, and then designs are made within those constraints.
- > **Trade Partnership/Design-Assist Approach:** Contractors, engineers, and architects are brought together to collaborate early in the project, during the design phase, in an effort to reduce schedules, improve constructability, and add value.

WHAT CAN WE DO FOR YOU?

Forest Electric Corp.

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OUR INDUSTRY SAFETY AWARDS INCLUDE:

NJSA Excellence in Safety — 2012, 2013, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025

National Safety Council, Perfect Record Award — March 2016-February 2021

National Safety Council, Million Work Hours Award — March 2016 - October 2019

CNA Insurance Company, 638,885 Labor Hours with Zero Recordable Injuries — 2018

State of New Jersey Governor's Annual Safety Award — 2018, 2019, 2023, 2024, 2025

NECA Safety Excellence Award — 2011, 2018, 2019, 2024, 2025

NECA Safety Ambassadors Medal — 2019, 2021, 2024

NECA Recognition of Achievement Zero Injury — 2019, 2021, 2024

EHS Today One of America's Safest Companies — 2020

National Safety Council Occupational Excellence Achievement Award — 2021

National Safety Council Safety Leadership Award — 2016-2021