

# Delivery under Construction Management

## What is different to Design and Build?

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- Wordsworth is employed as a Consultant working for the Client, based on an agreed fixed fee
- Wordsworth is engaged early to give construction, buildability and procurement advice
- Principal Contractor, programme, safety, quality, financial management and reporting are all the responsibility of Wordsworth, under a fixed percentage fee
- Costs are agreed up front and are transparent - not hidden in a Contract Sum Analysis
- Items like supervision, accommodation, hoardings and temporary works are all tendered and negotiated in an open book way
- Wordsworth work with the Client and wider construction team to agree Trade Packages and Trade Package Contractors
- Wordsworth manage the procurement of Trade Contractors on behalf of the Client
- The trades package contractors are employed directly by the client
- Payments are made directly by the client to the package contractors - so fair payments, better buying and complete transparency
- Construction Management is 5% cheaper than D&B due to fundamental difference between CM and Contractors
- The design is retained by the client - no erosion of the design
- Every team member's effort is directed at the success of the scheme - not gaining back profit



Shaun Wordsworth  
**Managing Director**

t: 07557 529676  
e: [shaun@wordsworthcs.co.uk](mailto:shaun@wordsworthcs.co.uk)



**WORDSWORTH**  
CONSTRUCTION MANAGEMENT