



For over 20 years, ONEC's multidisciplinary team of construction personnel has worked hand-in-hand with our knowledgeable engineers to oversee projects from the initial design phase through to completion. ONEC's combined expertise reduces the potential for errors, and ensures your projects are completed on time and on budget—without the need to manage multiple companies and bidding processes.

ONEC has the ability to take your small and mid-size projects from concept to reality. Most importantly, we offer a fixed price arrangement for design and build projects to provide price certainty to our clients.

THE 3% ADVANTAGE

ONEC's design and build delivery model enables our clients to achieve a final, fixed project cost early in the schedule. Our team is able to provide a fixed price for the remainder of a project, with as little as 3% of the total project cost committed. This investment allows us to complete the project scoping and estimating phase in sufficient detail for accurate pricing. During this phase, you'll be able to revisit the scope, budget, or even cancel the project altogether with less than 3% invested—helping you to plan effectively, while reducing risk.

HOW DOES IT WORK?

PHASE ONE: SCOPING AND ESTIMATING

Design and build success is directly linked to the clarity of scope. At ONEC, we've developed tried and tested methods to ensure effective project scoping, helping to pave the way for successful completion.

- In order to provide an accurate estimate of costs, we will work with you to produce a piping and instrumentation design (P&ID) document, equipment, instrument and line list, along with a preliminary General Arrangement (GA). These documents help ensure potential risks, like area classification, space constraints, and new infrastructure are addressed.
- As part of the P&ID, lists and GA, we also produce a detailed scope document, deliverables list and execution strategy with constructability considerations. From day one, we engage our construction team for input into your project.

After the above documents are provided and agreed upon, ONEC will produce a design and build, fixed price proposal, which we will stand behind. This completes Phase One. It's important to note that even after we complete the above documents, you still have the option to tender the design and build project at any time. We believe this helps to foster a positive, trusting working relationship between all parties.

PHASE TWO: DETAILED ENGINEERING, PROCUREMENT, AND OWNER REVIEWS

Upon a successful award of Phase One, ONEC will begin with Phase Two. At this stage, the design becomes fully detailed, equipment is procured and our focus is on efficient project implementation.

- During this phase, ONEC will produce the deliverables outlined in Phase one and plan construction for the agreed scope of work.
- Owners are kept up to date with regular status reporting throughout the design and build process.

PHASE THREE: BULK MATERIAL PROCUREMENT AND CONSTRUCTION

At this point in the project, the scope is completely defined and efficient, cost-effective implementation is the primary objective.

- Bulk material procurement and construction execution are the key tasks.
- Working together with the owner, we drive forward schedules and clean handovers to ensure successful project completion.

PHASE FOUR: COMMISSIONING AND START-UP

During this stage, the owner will be more involved in the project and become familiar with final product in preparation for operation.

- This phase is focused on operational handovers, closing off deficiencies, and receiving as-built drawings and other documentation.

OTHER BENEFITS

Our 3% Advantage Model reduces the overall project schedule. By engaging our construction teams at the beginning of the project, construction and material planning can begin much earlier than traditional design-bid-build models. Contractor Tendering phases are also avoided, and early focus can be placed on expediting long lead, supply items.

Scope risk is also lower with the ONEC 3% Advantage Model. During Phase One, ONEC is fully engaged with you to define a clear scope. We work with you throughout the project to ensure we remain on the scope we defined together.

In summary, ONEC's 3% Advantage provides owners with cost certainty, shorter schedules and lower risk for your mid-size maintenance and capital projects.

TRUST IT IN OUR HANDS

At ONEC, our goal is to complete your industrial, capital and maintenance projects on time and on budget. Our 3% advantage provides the peace of mind that comes from knowing your projects are being completed efficiently and within the agreed scope.