

The PROCESS of Design and Construction

The process and activities required for most construction projects are fairly similar. Who is responsible for completing all of the activities varies based on which Construction Service you choose, and the Project Team you assemble. Your experience and availability as Project Owner and the timeline of your project are just two of many important factors to consider when selecting your construction service. Download/View our Services Matrix to see how the services and responsibilities of team members vary.

PROJECT PHASE	ACTIVITIES
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">PRE-CONSTRUCTION</p> <p>PROJECT CONCEPT</p>	<ul style="list-style-type: none"> • Choose Design Team* • Select Project Site • Discuss and Select Construction Service / Contract Type • Identify Project Parameters / Feasibility <p><i>*Assemble your Design and Construction Team as early as possible. Cooperation among team members is essential to your project's success.</i></p>
<p>PLANNING AND DESIGN DEVELOPMENT</p>	<p>After Design Team has been selected:</p> <ul style="list-style-type: none"> • Identify Required Functionality & Desired Aesthetics of the project • Complete Schematic Design / Design Development • Prepare Preliminary Estimate • Establish Preliminary Schedule (consider weather, material availability, etc.) • Complete Site Plan Approval Process • Perform Value Engineering • Secure financing • Finalize Construction Documents • Establish Final Project Budget / Contract Amount
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">CONSTRUCTION</p> <p>BIDDING AND AWARD</p> <p>MOBILIZATION</p> <p>ACTIVE CONSTRUCTION AT JOB SITE</p>	<ul style="list-style-type: none"> • Identify Subcontractor List for Bidding • Solicit Subcontractor Bids • Award Subcontracts <ul style="list-style-type: none"> • Obtain necessary Permits and Insurance • Finalize Project Schedule • Coordinate Project Start-up items (on-site storage, on-site office, safety plan, etc.) <p>Subcontractors are on-site and project is underway</p> <ul style="list-style-type: none"> • Field Supervision / Quality Control • Manage Subcontractors • Manage Change Orders • Coordinate Local/County/State Inspections • Track Costs (budget vs. actual) • Update Schedule (anticipated vs. actual)
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">CLOSEOUT</p> <p>PROJECT CLOSEOUT AND OCCUPANCY</p>	<ul style="list-style-type: none"> • Substantial Completion • Final Inspections • Certificate of Occupancy • Punch List • Closeout Documentation (as-builts, manuals, warranties, training, etc.) • Final Billing • Final Walkthrough with Owner • Final Clean up

READY TO BEGIN? ►

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