

Pre-Construction Services Dialog

“Analyzing complex facts and turning out an action plan on a short deadline is something at which the construction professional excels.”

Our pre-construction services offer advice and assistance in the following areas:

Selection of the Project Team -

When assembling the project team we pose those uniquely important questions to each potential member. What is the group’s track record on dispute resolution, meeting project completion deadlines, living within project budgets, working collaboratively with project teams, understanding environmental issues, solving project problems and knowing and solving insurance and risk management issues during the phases of the project?

Assemble the Bid Package –

For those subcontracts, material contracts and ancillary consultant agreements we will pre-qualify each based on their past performance and the availability of labor and material. The development of building systems will also be guided by the same constraints. As the bid components are assembled they must conform to the project budget, schedule and design.

Choosing the Project Delivery Method –

Your construction professional can facilitate the most beneficial method of project delivery...construction management, design-bid-build or design-build.

Preparation of the Team Contracts –

We will recommend and prepare contracts for each of the project participants, each with consistent terms.

Set the Environmental Strategy –

Addressing the site conditions requires a special strategy. We have an environmental background and can save the owner from expensive and embarrassing impasses. These “site” conditions are included on projects built from the ground up and renovation projects within an existing building.

Establish the Responsibility for Project Cost –

Our team will analyze the proposed design systems and assist with the creation of the project budget. Maintaining that budget throughout the duration is our responsibility. Cost estimating, value engineering and cost control issues are discussed with the project team early and often.

Assure Compliance with Government Requirements –

Since we operate throughout the country, we are intricately familiar with local government requirements. Several building codes, conditions and ordinances affect each project. We believe that the regulatory bodies need to be part of the project team and involved from inception through completion and beyond.

Facilitate the Development and Maintenance of a Realistic Project Schedule –

From the preliminary schedule during the schematic design phase, the lead time procurement, the construction activity schedules, all the way through the move-in and commissioning phases, we will create and maintain the coordination of the various timelines.

Establish the Responsibility for Project Close-Out –

The final phases of a project must be addressed every bit as aggressively as the start. The coordination of the systems start-up, maintenance training and warranty obligations are our responsibility. In addition, we will assist with the move-management, inventory and owner installed equipment and furnishings.

