

PRECONSTRUCTION SERVICES

ARCHITECT/
DESIGNER

Feasibility
Study

Feasibility Support

- Permitting Research
- Environmental Impact Considerations

Common Questions Answered During Feasibility Evaluation

- *Do we need a variance, conservation or special permit?*
- *What environmental concerns should we consider during project planning?*
- *What's the range of cost for a project like this?*

CONCEPTUAL BUDGETS COMPLETED

Existing
Conditions

Existing Conditions Support

- Exploratory Demolition
- Evaluation of existing building and land
 - Mechanical Systems
 - Structure
 - Utilities
 - Exterior
 - Site Conditions

Common Questions Answered During Existing Conditions Evaluation

- *Is there an adequate header beam above that window?*
- *Are there pipes in that wall?*
- *Will we need to upgrade the furnace, A/C or electrical?*
- *Will the existing floor joists be strong enough to support a granite island?*
- *Do we need to upgrade the septic?*
- *Should we plan on replacing all the siding, roofing, windows?*

Schematic Design
Design
Development

Schematic Design Support

- Constructability Review—identify obstacles to reduce or prevent errors, delays, and cost overruns
- General Cost Input vs. Budgets
- Construction Durations
- Cost Effectiveness
- Owner's Living Conditions

Common Questions Answered During Schematic Design Evaluation

- *Who else, such as an interior designer, landscape architect, or structural engineer, should be a part of the planning team at this stage?*
- *Can we reuse that section of foundation? Will this save money?*
- *Can you give us a rough idea of cost and schedule impact before we develop this design idea further?*
- *How long will this take to complete—six months or a year?*
- *Can we achieve the same results for less money?*

SCHEMATIC ESTIMATE COMPLETED

- Schematic Scope of Work & Specifications
- First Complete Detailed Estimate
- Broken Down by Sub-Project
- Create Options List

- *How would we live here during construction?*
- *Is this estimate comprehensive? Is there anything missing?*
- *Is it possible to break out costs for the screen porch and patio so we understand their impact on the total cost?*
- *What if we substitute fiber cement for cedar siding?*

Construction
Drawings

Construction Drawing Support

- Guide Client Selections and help specify products
- Determine best practices for product installation
- Evaluate Costs of Changes
- Accountability / Traceability of overall cost estimates
- Value Engineering
- Input on structural elements

Common Questions Answered During Construction Drawing Evaluation

- *How can we achieve the structural needs of a 'particular area' without compromising the design intent?*
- *Where are the best places to shop for plumbing fixtures, lighting, tile, etc.?*
- *How much would it cost to add a built-in bookcase in the living room?*
- *Options List Included*
- *Help us identify cost savings in material selections, design details, and construction methods.*

FINAL ESTIMATE COMPLETED (used for contract price)

Permits

Permitting Services (if not managed by Architect)

- Board of Health
- Zoning
- Conservation Commission
- Building Permit

CONSTRUCTION