Pre-Construction

Pre-Construction Evaluation & Value Engineering

By employing a pre-construction Design Team in the schematic, programming and design phases the project team will inherently produce more accurate construction documents that will:

- Reduce permit review durations
- Reduce RFI's (Request For Information) & ASI's (Architect Supplemental Instruction)
- Solidify means, methods and materials
- Verify Building Orientation, Maximize Land Use & Utility Collaboration
- Avoid "No-Value Engineering"

A. Reduce permit review durations: In recent months, the State and Local Municipalities have gotten more thorough in their reviews, reduced their staff and increased their fees which directly affect the schedule and budget of a given project. By reducing the risk of drawing errors, the Owner reduces the risk of delaying their project and paying additional review and submission fees. Accurate Design/Programming.

B. Reduce RFI's & ASI's: By reducing the risk of RFI's and ASI's the Owner saves the additional consulting fees for the Design Team Construction Administration but more importantly; accurate bid results. In many cases the bid documents are not clear or leave "windows of opportunity" for change orders. Two scenarios can happen; either the subcontractors will add additional contingency to their bid to allow for the unknown OR they will approach the Owner with change orders after the contract has been executed.

C. Solidify Means, Methods & Materials: Adding the pre-construction consultant to the design team will provide the construction base to verify that the means, methods & materials are accurate and not simply boilerplate specifications and details that may be out dated or discontinued. Again this will reduce project delays and Sub-

D. Verify Building Orientation, Maximize Land Use & Utility Collaboration: A large portion of the project budget is dependent on the Civil Design. It is important to meet a balanced site, finished floor elevation and accurate utility configuration not only to reduce excess expense but also to master plan for future building additions or campus development.

E. Avoid "No-Value Engineering": In many cases where collaborative design is not performed, a given project will be designed, bid and will request voluntary "Value Engineering" alternates from the bidders for savings. The issue with this model is that many times there is no "Value" for the Owner except savings. The "Value Engineering" is having the same result from a process or material without detriment to quality and efficiency. By Value Engineering a project in design this eliminates the risk of taking/accepting "No-Value Engineering Alternates" at bid time that will likely cost the Owner more in the future but appear to save funds on the surface. Implement the correct means & methods vs anxious savings alter-

The Collaborative Model