JIM MURPHY & ASSOCIATES THE CONSTRUCTION PROCESS MAP - COMMERCIAL PROJECTS

BEFORE YOU BEGIN

Why Build?
Other Options
- Renovation
- Addition
- Phasing

Realities
- Where will you work during construction?
- Financial resources

GETTING STARTED

Setting Goals
- Size
- Functional requirements
- Features
- Finish levels
- Budget
- Location
- Time Frame

Choosing Your Site
- Researching potential properties
  - Current site
  - New site
- Walk the site
- Location of building on site
- Infrastructure needs
- Development constraints
- Climate

What Kind of Building?
- Design style
- Structural materials
- Surface materials

CHOOSING A TEAM

Criteria
- Do they understand your needs / priorities?
- Compatible personalities
- Demonstrated experience
- Meeting deadlines
- References
- Competitive pricing

Design Team
- Architect
- Other designers
  - Interior
  - Landscape
- Engineers
  - Civil
  - Septic
  - Structural
- Surveyor
- Consultants
  - Energy use
  - Audio Visual
  - Lighting
  - Technology Integration

Builder
- General Contractor
- Construction Manager
- Design - Builder

Service & Maintenance Contractors

THE DESIGN PROCESS

Initial Scope and Objectives
Preliminary Ideas / Sketches / Options
- Owner's dream
- Designer vision / input
- Budget
- Research
- Assess company culture - current / future

Schematic Design
Refining the Design
Permits
- Government
  - Sewer
  - Roads
  - Fire
  - Planning
  - Structural
  - Building envelope
  - View corridors
  - Drainage
  - Health & safety
  - Architectural style
  - Color
  - Exterior lighting
  - Landscaping

Clarifying the Design During Construction
Post-project Evaluation (See below)

SCHEDULING

Design Process (See above)
Determining the Cost (See above)
Engineering
- Soils
- Building
- Energy

Permits
- Submit
- Review
- Solicit Comments
- Revise
- Resubmit
- Solicit Comments
- Make Changes
- Resubmit
- Permit Issued

Pre-Construction
Construction
- Critical Path Network
- Coordinated with subcontractor input
- Incorporate milestones
- Micro (three week) schedules

REACHING AN AGREEMENT

Single Lump Sum Price
Cost Plus Fee
Guaranteed Maximum Price
Design – Build

DETERMINING THE COST

Bid Instructions
- Architect approval
- Owner approval

Select Bidders List
- Subcontractors / vendors in each building trade

Put Project Out to Subtrade Bids
- Set bid date
- Review plans and specifications with architect to clarify any problem areas
- Contact subcontractors and material suppliers
- Evaluate quotes
- Project manager prepares estimate
- Clarify any outstanding issues
- Project superintendent reviews bids and estimates
- Owner reviews recommendations
- Award the work to the selected trades

JOB KICK-OFF

Initial Meeting
Job Planning
Job Set-up
Job Start Checklist

COST CONTROL

Feasibility Estimates
Preliminary Budgets
Design Process
Contract Estimate
Tracking Changes

CONSTRUCTION

Sitework
- Preparation and grading
- Paving
- Plumbing & drainage utilities
- Electrical utilities & lighting
- Site structures & features
- Landscaping

Foundations
- Footings
- Slabs
- Concrete Walls

Building Shell
- Floor and roof framing
- Exterior walls, windows and doors
- Roofing

Interiors
- Wall construction
- Stairways
- Finishes-floors, walls, & ceilings

Building Systems
- Plumbing
- Heating, Ventilating & Air Conditioning
- Fire sprinklers
- Electrical Systems
- Communications
- Security

Equipment & Furnishings
- Food service equipment
- Window coverings
- Special equipment

Other Building Construction
- Prefab structures
- Special purpose buildings
- Outbuildings

Supervision
- Project coordination
- Scheduling crews
- Expediting materials
- Inspections
- Temporary facilities & utilities
- Protecting finished work

PROJECT COMPLETION

Final Clean-up
JMA Quality Control
Owner / Architect Inspection
Hand Over Keys
Maintenance Documents

TURNOVER TO OWNER

Move-in & Checkout Systems

POST CONSTRUCTION

Post-project Evaluation
Building Warranty
Service
Service and Maintenance

JMA
UNCOMMON BUILDERS

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