

PROJECT LIFECYCLE TIMELINE

FEASIBILITY STUDY

- Concept Development
- Building Programming
- Zoning / Code Analysis
- Land Survey
- Site Analysis
- Budget Analysis

PRELIMINARY PLAN

- Preliminary Plan Design Drawings
- Develop Engineering Requirements
- Preliminary Cost Estimate

OUTLINE SPECIFICATIONS

- Refine Interior Layouts
- Structural Engineering
- Climate & Water Management Systems
- Determine Interior Finishes, Fixtures, Products, & Materials
- 3D Models & Renderings
- Cost Estimate Revisions

FINALIZE TECHNICAL DRAWINGS

- Structure, Foundation, & Civil
- Mechanical, Electrical, & Plumbing (MEP)
- Final Finishes, Products & Material Schedules
- Hardware, Lighting, Controls, & Communication

BUILDING PERMIT

- Review Shop Drawings
- GC/CM Construction Review
- Contractors Provide Final Pricing
- Submit for Permit
- Address Comments

OBSERVATION

- Provide Additional Drawings & Design
- Request for Information (RFI)
- Review Submittals
- System Start-up
- Final Punch List

CONSULTING

- Procedural Standardization
- Process Automation
- Facility Maintenance

PRE- DESIGN SCHEMATIC DESIGN DESIGN DEVELOPMENT CONSTRUCTION DOCUMENTS CONSTRUCTION BIDDING CONSTRUCTION ADMINISTRATION OPERATIONS

- Preliminary Research
- Identify Project Scope
- Project Goals
- Project Budget
- Project Schedule
- Program Approval
- Selection of Project Team
- Identify Building or Site

OWNER INITIAL DECISIONS

- Floor Plan Approval
- Contractor Qualification
- Budget Review
- Cost Estimate Review

OWNER PLAN REVIEW

- Building & Growing System Approval
- Structural, Mechanical, Electrical, & Plumbing
- Finishes, Fixtures, & Appliance Approval
- Budget Approval

OWNER PLAN REVIEW

- Final Product Selection
- Final Engineering & Design Approval
- Hardware, Lighting, & Accessory Approval

OWNER PLAN REVIEW

- Proposal Reviews
- Contractor Selection
- Contract Execution

OWNER PLAN REVIEW

- Site Meeting with Design Professionals & Contractors

FINAL REVIEW

- Plant Date
- Operations Begin

OWNER OCCUPANCY