

The Construction Process



1. Before You Begin:

- Why build?
- Other options:
 - Renovation
 - Addition
 - Phasing
- Realities:
 - Where will you live or work during construction
 - Financial resources



2. 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



3. 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
 - Lighting
 - Mechanical
 - Structural
 - Surveyor
 - Consultants
 - Energy use
 - Audio Visual
 - Lighting
 - Technology INtegration
 - Builder
 - General Contractor
 - Construction Manager
 - Design-Builder
 - Service and maintenance contractors



4. The Design Process

- Initial Scope and Objectives
- Preliminary ideas/sketches/options
 - Owner dream
 - Designer vision/input
 - Budget
 - Research
 - Assess lifestyle - current/future
- Schematic design
- Refining the design
- Permits
 - Government
 - Sewer
 - Roads
 - Fire
 - Planning
 - Structural
 - Building envelope
 - View corridors
 - Drainage
 - Health and safety
 - Homeowner's association
 - Architecture style
 - Color
 - Exterior lighting
 - Landscaping
- Clarifying the Design During Construction
- Post-project evaluation (see below)



5. 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 estimate
 - Owner reviews recommendations
 - Award the work to the selected trades



6. Reaching An Agreement

- Single lump sum price
- Cost plus fee
- Guaranteed maximum price
- Design-build



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Over →

The Construction Process continued



7. Scheduling

- Design process (see below)
- Determine the cost (see below)
- 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



8. Job Kick-Off

- Initial meeting
- Job planning
- Job set-up
- Job start checklist



9. Cost Control

- Feasibility estimates
- Preliminary budgets
- Design progress
- Contract estimate
- Tracking changes



10. Construction

- Sitework
 - Preparation and grading
 - Paving
 - Plumbing and drainage utilities
 - Electrical utilities and lighting
 - Site structures and 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 and ceilings
- Building Systems
 - Plumbing
 - Heating, ventilating and air-conditioning
 - Fire sprinkles
 - Electrical systems
 - Communications
 - Security
- Equipment and Furnishings
 - Food service equipment
 - Window coverings
 - Special equipment
- Other building construction
 - Prefab structures
 - Special purpose buildings
 - Outbuildings
- Supervision
 - Project coordination
 - Scheduling crews
 - Expediting materials
 - Inspection
 - Temporary facilities and utilities
 - Protecting finished work



11. Project Completion

- Final clean-up
- JMA quality control
- Owner/architect inspection
- Hand over keys
- Maintenance documents



12. Turnover to Homeowner

- Move-in and checkout systems



13. Post Construction

- Post-project evaluation
- Building warranty service
- Service and maintenance

Our Mission Statement

Wodehouse-Augello Builders is in the business of creating healthy living spaces that reflect our clients' vision, as well as our commitment to green building and energy efficiency.

We pride ourselves in cost-effectiveness, providing excellent value, and delivering the best product possible within the specified budget.

Our finished projects are an expression of our team's personal best efforts.

Our highest priority is to make the process of building enjoyable and satisfying for all involved: clients, architects, subcontractors, and staff.