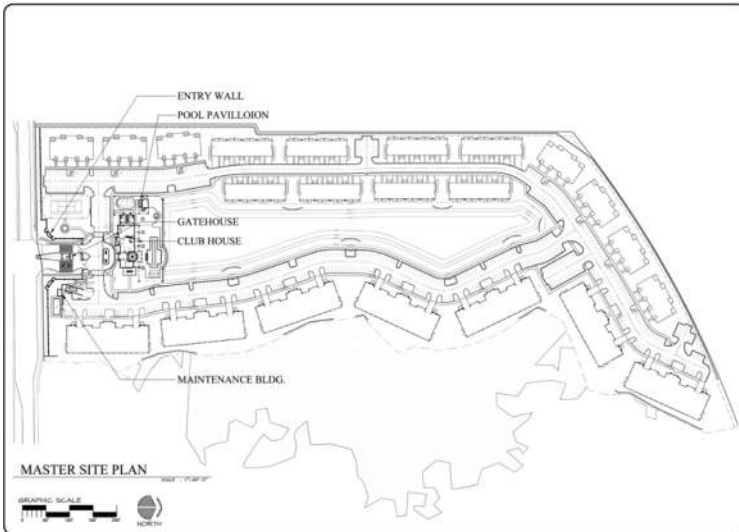


DEVELOPMENT



The vision for your project is created in the **DEVELOPMENT** stage. At this point, you are selecting your site, creating overall budgets, establishing project timelines, seeking regulatory approvals, evaluating plan designs, etc. The progress of your plans may range from conceptual to 25% design documents. The services listed below will help you can determine if a CM is necessary to be selected at this stage for your particular project.



SITE SELECTION Based on the needs of your business, one of your first critical selections is the lot that your business will be built on. Factors to consider that could affect the construction process are the size of the lot, subsurface conditions, proximity to adjacent properties and utilities, access to property, zoning uses, etc. If you are planning an office renovation we look at factors such as existing building conditions, availability of utilities, fire protection, alarm systems and ADA compliance. Having this information can help with the negotiation of your leasing costs.

CONSULTANT SELECTION The best start to any project is the assemblage of a team that meets all of your project needs. Collier Construction can

assist in your choice of engineers, architects and any other consultants necessary to create the documents to start your venture.

PLANNING AND ZONING BOARD REPRESENTATION; REGULATORY APPROVALS If not properly prepared and presented, this sometimes cumbersome process can add unanticipated delays and added costs. This is usually the initial introduction of your new business to the public eye. The goal is to generate good publicity by properly addressing all parties concerned in a positive and professional manner. We can assist you in conjunction with your engineer and / or architect at this point in project.



CONCEPTUAL BUDGETING AND SCHEDULING From our database of historical costs, we can help you understand the financials at this early stage. Some of the design factors that should be considered now are building layout, structural systems and MEP systems. With the overall concept of the building in development, we can establish project schedules. From this information, the general conditions cost structure can be created.