

PRECONSTRUCTION



During **PRECONSTRUCTION**, the plans are usually 25% to 100% developed. You are now finalizing your regulatory approvals and focusing more on the actual building process. If not selected in the development phase, a CM is usually chosen now. This stage allows the initial design to be reviewed for cost, schedule, constructability, etc. If the desired outcomes are not achieved yet, the plans can be further evaluated before construction begins.

PERMITTING We are experienced in submitting your plans for building department approvals. If fast-track construction is desired, early permits for demo, sitework, foundations or core and shell can be considered. This technique allows work to start while you are finalizing future work phases.

SUBCONTRACTOR SELECTION From our vast database and relationships with qualified subcontractors, you can be assured we are selecting the best firms for your project. Collier Construction requires all potential subcontractors to complete the Subcontractor Prequalification Form provided on our website.

VALUE ENGINEERING By definition, this process creates cost-effective design solutions without compromising the “value” of your investment. Collier Construction collaborates these ideas through the owner, subcontractors, and the design team. What is paramount to making value engineering successful is the timing of the selection of the proposed changes. We will advise when it is optimal for implementing each item. This technique is maximized in the preconstruction phase of work.

CONSTRUCTABILITY REVIEWS As a CM, we offer a proactive approach of cross referencing the documents to identify any discrepancies between design disciplines. The goal of this review is to reduce conflicts and ambiguities which are the future basis of change orders and time extensions.

BUDGETS, ESTIMATES AND GUARANTEED MAXIMUM PRICE (GMP) At this stage in the project, we are able to establish costs based on the progress of the design documents. As a GC you will be provided a lump proposal. As a CM, a myriad of contractual relationships exist. Some examples are Cost plus a Fee and GMP. With any of the CM options, the bidding process is “open book”, encouraging Owner involvement. We can discuss which option best suits your needs.

PRELIMINARY SCHEDULING Collier Construction understands that an accurate schedule is key to the success of the project for all parties involved. Through our advanced scheduling techniques and constant communication with all project members, you can expect realistic schedules.

