

Preconstruction Best Practices



Preconstruction Best Practices



Agenda:

- Introductions
- Project Flow
- Delivery Methods
- Concepts
- Why Preconstruction?
- Questions & Discussion

Introductions



Preconstruction Experts

Clay Benson

- Mortenson Construction
- General Manager for the Corporate Market Sector
- DBIA (Designated Design Build Professional)
- USGBC - LEED AP

Scott Peck

- RK
- Director of Project Development
- Professional Engineer (PE)
- USGBC - LEED AP
- ASHRAE Commissioning Process Management Professional

Page 3

Project Delivery Methods



▪ Plan/Spec Bid w/ No Preconstruction

- Basic project with 100% Design done by other with no input required from construction.

▪ Design Assist w/ Preconstruction

- Early Contractor Involvement
- Collaborative design and delivery effort
- No Contractual relationship with engineer/contractor

▪ Design Build w/ Preconstruction

- Design and Construction Contract owned by GC.
- Early Contractor Partnerships
- Contractors: Constructability review Engineer: Code and Design Review
- Owner expectations/desires vs. Budget Constraints

Page 4

Typical Construction Project Flow



- FOUNDATION OF PROJECT
- Preconstruction activities!!!!
 - Milestone Schedule generation
 - Budget
 - Design Assist or Build
 - Constructability review
 - Subcontractor team selections
- Submittals!!!
- Coordinate with all trades
- Expand Schedule
- Coordinate onsite activities
- Quality Control and Safety!
- Commissioning
- Organize training efforts
- Final inspections
- Ensure that milestones are met for TCO/CO
- Turn building over to owner
- Continue with Warranty efforts if applicable

Page 5

Typical Preconstruction Activities



Preconstruction ⇒ Constant Communication ⇒ Successful Project!

- Establish budget
 - Gap management, different options, trending, need/want analysis
- Develop Schedule
 - Foresight from previous experience, input from key partners
- Assist Consulting Engineers with design development
- Constantly seek and implement input from owner/architect/key stakeholders
- DEVELOP FOUNDATION AND FRAMEWORK FOR SMOOTH PROJECT

Page 6

WHY PRECONSTRUCTION?!



- Proactive coordination from Owner/Contractors/Consultants/Vendors
- Meeting Customers needs both financially and performance
 - Integration of designs and budgets
- Identification of long lead items and critical milestones
- Expedited delivery of building (Design Build/Design Assist)
- Cost and value analysis of different options
- Typically less RFI's, Change Orders, Conflicts, Schedule slip, etc
- Constructability Reviews
- Improves teamwork, collaboration and communication
- Happy Customer = More Likely Repeat Business for Everyone involved

Page 7

Questions and Discussion



Thank you!

