

# The Dow Smith Way

## Our Process

### VISION COLLECTION



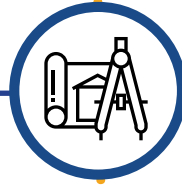
#### Assemble The Team

- Owner's decision maker (organizational leader preferred)
- Designers
  - Architect
  - Civil Engineer
  - Structural Engineer
  - HVAC, Plumbing, Electrical
- Construction
  - Project Manager/Estimator
  - Superintendent
  - Subcontractors
- Bank

#### Develop space plan needs

#### Determine financial targets and feasibility

### PRE-CONSTRUCTION SERVICES



#### Phase 1 - Due Diligence & Schematic Design Drawings

- Finalize site location (or size of addition & renovation)
  - Geotechnical & Phase 1 site reports
- Preliminary site plan & master plan (Demo plan for addition/renovations)
  - Footprint of building on site
  - Building orientation
- Preliminary floor plan
- Preliminary elevations
- Initial discussions with government officials
  - Re-zoning application if necessary
- Construction budget with an allowance for site work

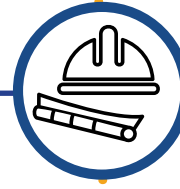
#### Phase 2 - Design Development Drawings

- Completed site plan
- Architectural drawings to 50% complete
- Preliminary engineering for plumbing, HVAC, electrical, and structural
- Subcontractor input
- Formal discussions with City Hall
  - Planning commission approval
- Budget with 5% contingency
- Order appraisal
  - If fast-track, site work can begin after this phase

#### Phase 3 - Construction Drawings

- Finalize all construction documents
- Procure subcontractor pricing
- Award subcontracts
- Procure building permit
- Establish construction price with 3% contingency
- Loan closing
  - If fast-track, building foundations can start after this phase

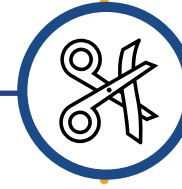
### CONSTRUCTION



#### Construction

- Mobilization
- Ground breaking
- Weekly updates
- Progress meetings
- Monthly projected final cost
- Monthly invoicing
- Construct the building

### POST- CONSTRUCTION



#### Move-In

- Procure certificate of occupancy
- Coordinate delivery of furniture & owner supplied systems
- Punch list
- Ribbon cutting
- Owner survey
- O&M manuals

#### Warranty

- Miscellaneous Repairs
- Warranty inspection