FMD | ARCHITECTS

Surprises on Animal Care Projects

- Site Issues Including Soils, Flood Plain, Etc.
  - Order the following: Full Alta Survey & Geotechnical Investigation
    - Know the limitations of your site. It can end up being very expensive if unprepared.
  - Discuss the following with your Civil Engineer: Water and sanitary line size and associated tap-in fees.
  - Storm Water Management System requirements.
  - Flood Plain – are any located on the site?
  - What types of infrastructure are currently there?
    - Electrical
    - Well
    - Septic
    - City water
    - Storm
    - Sewer
    - Gas
  - Design requirements for the building and site?
    - Landscaping requirements.
    - Building material requirements.
  - All the above items will affect your budget.

- Permit Process Timeframe
  - Get timeframes on how long Civil, Site, and Engineering plan review and building department review will take.

- Unexpected Price Increases in Your Area Due to Workload
  - Growth in the area can contribute to a more expensive bidding environment.
  - Talk to local contractors to see what their current and future workload looks like.

- Budgets Not Meeting Needs
  - Local Contractor vs. National Contractor

- Project Manager from Contractor Side Turnover
  - Ask your contactor about different staff members on the project and how turnover is handled if it occurs. Do they have (2) staff assigned to every project?

- If You Hire a Team from Trade Show and are Then Assigned Different, Young, Inexperienced Staff
  - Discuss with your Architect and make it be known if you are comfortable with who they have appointed to the project to directly work with you.

- Timeframe to Make Decisions and How it Affects the Overall Schedule
  - Insist on job meetings every two weeks during design and construction. Always ask your Team what responsibilities you have until the next meeting. This will give the Project Team the information they need to keep the process moving forward. The more answers you can provide, the process and overall schedule will more efficient.
  - Make sure you ask any and all questions you may have. The more questions you ask, the more you know, which creates a smoother process. Also, ask what your Team's responsibilities are and what to expect for the next few days/weeks.

- Delays in Working with Your Equipment Suppliers
    - Get started now to decide who you are working with. When you have them selected, get them on board and be thinking of what new equipment you will need. This will affect your drawings.
    - List all the equipment you want to take to your new building. Your Architect will need all connections and sizes to design properly.
    - Working with a distributer will help consolidate the amount of parties involved, which will help coordinate your equipment installation.
    - Check with your x-ray provider/maintenance team and clarify if the new building design will require any x-ray shielding. If yes, ask your x-ray team to provide a report to submit to state agencies. Share the x-ray report with your design team for coordination.

- When Problems Occur, How Does Your Team Handle Them and Who Leads the Charge?
    - Your Architect or your Builder?
    - Be realistic, problems occur on every construction project. Have a contingency fund to mitigate these issues. Work with your Bank, Builder, and Architect to come to an agreed upon amount to set aside for contingency.
    - How do I handle expansion and growth in the future, is my master plan expandable?
    - Discuss potential weather delays and time of year with your Contractor and Architect. Depending on your area, it may be optimal to bid the project mid/late winter and break ground immediately during the spring.