

PRE-CONSTRUCTION

"BH Design Group" engages itself completely during the whole preconstruction processes – including the overall planning, coordination and control of clients' project to ensure that actual construction and execution of the project has a strong foundation.

BHDG handles specific tasks such as preparation of cost estimates and sourcing to help clients make informed decisions pertaining to their intended project. A team of experienced, skilled professionals assist in the decisions relating to value engineering, constructability reviews and scheduling.

As a direct result of its ongoing, perpetual attention to these services, BHDG continually meets and exceeds the project requirements for its clients and guarantees the project achieves a successful takeoff.

Our Pre-Construction Services include, but are not limited to:

-) Staff representation available for all design meetings
-) Review and assess all programs and tasks
-) Comprehensive budgeting – Project Budgeting/Forecasting, Cost Estimating & Estimate Review and Life Cycle Cost Analysis
-) Thorough scheduling, including: Critical Path Method (CPM) Scheduling, Bar Charts & Gantt Charts and Cost Loaded CPMs
-) Value Engineering
-) Constructability review & assessment
-) GMP pricing – based on significantly finished design documents
-) Management of site utility requirements, capacities, and related lead period for engineering & approval
-) Staff representation at all Planning Board Approval Meetings
-) Submission of signed & sealed design documents as well as finished construction permit applications to the authorities for zoning & construction permit review and approval
-) Design of Color Coded Phasing & Sequencing Plans of Construction
-) Completion of all subcontract agreements. Offer the owner copies of all Subcontract Agreements

CONSTRUCTION MANAGEMENT

As the projects' Construction Manager, BHDG is responsible for the general planning, control, and coordination of project from its inception to the conclusion. We will put an experienced member of our project management team in charge of everything relating to the project, from the early development to completion, inclusive of client and architect communications as well as the supervision of all subcontractors and maintenance of strict quality and safety controls.

We also offer general consulting services. We are in control of Subcontractor selection /Pre-Qualification /Budgeted Resource Management/Pay request validation/Requisitions/Pre and Post Shop Drawing Field Survey/Observation Reports/Monitoring Field Reports/Site Installation/ Quality Control

Inspections/Warranty/Closeout Documents, virtually every item required to successfully execute and complete a project. We go far beyond the general practices of a general contractor. We always make certain that whoever is involved in the execution of a project has an absolute, full understanding of the project design, specifications, scheduling and client expectations. This assists in maintaining our constant goal of pre-acting, rather than reacting...ensuring that we detect all potential problems, long before they occur and, more importantly, before they adversely affect the project.

Our Construction Management Services include, but are not limited to providing:

-) Safety control & management
-) Cost & quality control
-) Two –three week look ahead schedules
-) Consistent, experienced Project Manager & Project Superintendent for the duration of construction
-) Supervision of subcontractors
-) Procurement of all construction permits, documents and approvals
-) Scheduling of site kick-off meetings with the township/governing body
-) Managing the procurement and submission process
-) Monitoring schedule & milestone delivery dates
-) Authoring of agendas and controlling construction update meetings with owner and/or architect
-) Implementation of weekly subcontractor meetings & toolbox safety meetings
-) LEED documentation & commissioning, as applicable
-) Maintenance & Distribution of Meeting minutes
-) Weekly digital photos of construction progression
-) Review of submittal & shop drawing
-) Interaction with all township inspection officials and 3rd party testing & inspection agencies
-) Timely completion of punch list
-) Acquisition of Certificate of Occupancy
-) Submission of Operation & Maintenance Manuals, Warranties & Close-out Documents in a timely manner.