

design-build/construction management process

I. conception/design

	Select design team	Conduct feasibility study	Define project & create plan (programming)	Establish schedule & budget	Preliminary cost estimates	Value engineering	Modify plan per study	Create contract documents	Plan cash flow
owner									
lueder									
architect									

II. bid

	Develop bid package	Compile bidder list	Send out bid package	Pre-bid conference, accept & review bids	Interview selected bidders	Award contracts
owner						
lueder						
architect						

III. construction/post construction

	Plan procurement of materials	Obtain permits & bonds	Schedule work	Supervise construction & on-site	quality control Complete punch list	Coordinate move-in	Systems education
owner							
lueder							
architect							