

(fer)

Project Planning Guide

This Guide is a general outline to help someone just starting off with a potential new project of small to moderate size, to understand and preliminary plan & consider their project. It's just a starting point so if you get through all of the below steps and are serious about further consideration for your project, please reach out to us at (fer) studio and lets set up an initial call to see how we can help.

We can be reached at 310-672-4749 or go to www.ferstudio.com

The Project Planning Guide Steps

- **Step 1- Project Time Line Consideration – *The Project Schedule***
Most projects require much more time & duration than one might expect

- **Step 2 – The Project Phases – *From initial consideration, to design, to construction***
Defining the various phases of a project

- **Step 3 – The Project Team – *The Team***
The professionals, along with you, who help to design, engineer and build your project

- **Step 4 – Preliminary Construction Cost Estimator**
Simple do-it-yourself worksheet to estimate your building project

- **Step 5 – Why (fer) studio? – *Choosing the right Architect for you.***
The Architect you choose needs to fit the goals & aims of your project.

Step 1 – Project Time Line Consideration

Understanding and developing a preliminary Project Schedule

1) Most projects require more time and duration that what one might expect.

- a. This is generally related to the lack of awareness of the numerous phases a project goes through from start to finish including the various entities, parties and approvals that are required.

2) What are the general phases and durations of a project?

- a. Generally a project consists of two (2) or three (3) major phases (smaller projects generally don't require a Pre-Design phase) that are divided into a number of smaller phases as outlined below. The durations of these various phases depends on the size, complexity and jurisdiction of project you are considering. We have offered some general times lines below as a reference guide.

i. Pre-Design Phase (4 to 6 weeks)

1. Project Feasibility Study
2. Concept Design
3. Existing Documentation – As-Built Drawings
4. Programing Study

ii. Design Phase (4 to 10 months)

1. Schematic Design (2 to 4 weeks)
2. Design Development Phase (4 to 6 weeks)
3. Permitting Phase (6 to 10 weeks) – This duration is out of the Architects control and driven by City/County Agency approval process, durations and availability and generally the longest duration in any design phase.
4. Construction Documentation Phase (4 to 8 weeks) – This phase we generally try to overlap so that it occurs during the Permitting duration which helps to reduce the overall design phases duration.
5. Construction Procurement Phase - Construction Bidding & Contract Negotiations (4 to 6 weeks)

iii. Construction Phase (4 to 24 months)

1. The duration of this phase is set by the General Contractor in response to project size, complexity, and material & labor availability.

Step 2 – The Project Phases


Defining the various Phases of a project

The Project Phases


Generally a Project consists of three main phases of work plus an initial Project Consideration phase.

Right now, you should be in the **Initial Consideration and Research Phase**. This is where you are gathering information and playing around with ideas. It is the first step in the process outlined below.

0. Initial Project Consideration & Research Phase – Potential project consideration

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- a. Define the goal(s) for your project – what do you want/need?
 - i. Such as new addition of 1000sqft or new house of 5,000 sqft or new Office building of 20,000sqft.
 - b. Develop an Initial Project Timeline/Schedule with expected project completion date.
 - c. Find a potential site – Consider property types, sizes and locations.
 - d. Consider Architects - based on experience with similar project types, design aesthetic and locality to the project.
 - e. Consider General Contractors - based on experience with similar project types, quality of construction and locality to the project.
 - f. Consider your Project Budget?
 - i. Soft Cost Expenses – Property expenses, Legal fees, Permit Approval fees, Professional Design & Engineering fees.
 - ii. Hard Cost Expenses – Cost of Construction, Equipment and Furniture, etc.

1. Pre-Design Phase – Preliminary project analysis & studies prior to developing a design for the project.

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- a. Project Feasibility Study
 - i. An early and general study to determine a project's feasibility around basic building area/size needs, use/layout options, preliminary construction costs and or site compatibility.
 - b. Concept Design Study
 - i. An early and general design study to determine initial project design ideas around basic building scale/size, preliminary aesthetic considerations and or site orientation/location & layout options.
 - c. Existing Documentation (As-builts)
 - i. Site measuring & verification of an existing structure and the creation of existing drawings for future use in the project during the Design Phases.
 - d. Programming Study
 - i. A study to consider, analyze and develop the programmatic uses (rooms and uses and related floor areas) for a particular building type or use. The information is defined in various program diagrams and area charts used in the Schematic Design Phase to develop the building floor plans.

Step 2 – The Project Phases - continued

Defining the various Phases of a project

3. Design Phase – Project Design, Permitting, Construction Documentation and Procurement

- a. Schematic Design Phase
 - i. This consists of the creation of the initial project design from scratch (or based on previously completed Concept Design or Feasibility Study) using the owners needs and wants factors including a study of the site and surrounding environment. It includes basic floor plans and elevations.
- b. Design Development Phase
 - i. This consists of the development of the design through the introduction of the building systems (structure, mechanical, electrical, plumbing, etc.) including the engineering consultant coordination as well furthering of the design with updated and expanded materials, drawings and details.
- c. Permitting Phase
 - i. This consists of the submittal of the permit documents/drawings (architectural & engineering consultant) to the appropriate city/county Building or other agency, Permit corrections to the city/county comments, Resubmittal of the Permit Corrections, final approval of the permit by the city/county and retrieval of the official stamped & signed permit documents/drawings from the city/county by the General Contractor or Owner.
- d. Construction Documentation Phase
 - i. Part 1 - This consists of the creation of the permit submittal documents and drawings and occurs after DD phase and just prior to Permit submittal above.
 - ii. Part 2 – This consists of the further detailing of the project for Construction and Construction noting and coordination with the Engineering Consultants. This generally occurs as an overlap during the Permitting Phase to help reduce the overall Project Schedule.
- e. Construction Procurement Phase
 - i. This is also called the Bidding and Negotiation phase and consists of putting the Project Bid Documents & Drawings out to bid by various General Contractors (generally 3 to 6 Contractors). It includes, General Contractor pricing, collection of Bids (project construction costs), Pricing review and comparison, Final Contractor selection and Award of the Contract for



2. Construction & Construction Administration Phase – Project Construction

- a. General Contractor has been Award the Construction Contract. All legal contracts are signed, the Construction Schedule is Finalized and presented to the owner along with the Schedule of Values (Construction budget by line item).
- b. General Contractor Fences off site and starts demolition, rough grading and/or excavation work and proceeds into constructing the building per the construction documents and local codes.
- c. Architect participates (Construction Administration) as a review of construction at various set times in the process to verify the construction is in alignment with the intention of the Construction Documents.
- d. Construction Completion – General Contractor turns over completed project to owner to move in and take occupancy.



Step 3 – The Project Team

Creating your Project Team

Who Are These Experts?

The below is an outline of the various professionals that may be needed to design, engineer, permit and build your project pending on its size, jurisdiction and level of complexity.

Building the Team

Profession	Name	Company	Contact Details
□ Architect	Christopher Mercier	(fer) studio (Architecture + Urban Design)	(310) 672-4749 www.ferstudio.com
□ Surveyor	TBD	Provides Site Survey	
□ Geotechnical Engineer	TBD	Provides Soil Testing & Report	
□ Civil Engineer	TBD	Provides Grading & Drainage Engineering	
□ Structural Engineer	TBD	Provides Engineering	
□ Title 24 Consultant	TBD	Provides Energy Compliance	
□ Landscape Architect	TBD	Provides Landscape & Irrigation Design	
□ Mechanical Engineer	TBD	Provides HVAC - larger residential & commercial projects	
□ Electrical Engineer	TBD	Provides Electrical - larger residential & commercial projects	
□ Plumbing Engineer	TBD	Provides Plumbing - larger residential & commercial projects	
□ General Contractor	TBD	Constructs project with Subcontractors	
□ Other	TBD		



(fer) studio can help you develop the right team for the right project

Step 4- Preliminary Estimating Construction Costs

Preliminary Estimating Construction Costs

Preliminary estimating the cost of construction is not an exact science. In the early stages of a project there are generally no or very few detailed drawings that help to define the scope of a project. So the general approach in the industry is to apply an estimated square foot cost to the total area of the project. Square foot (S.F) cost numbers can widely vary pending on a variety of conditions such as the quality of construction, level of design excellence, project complexity, availability of labor & materials, location of construction (flat lot or hillside) and the general market fluctuations in themselves. There are so many variables that a definitive answer is literally impossible to determine early on in the project as such this estimation process is used as a rule of thumb.

You should understand the square foot estimation as a general ballpark understanding of the cost of construction that will later be checked by the General Contractor once a detailed set of drawings can be priced from.

In today's 2022 market costs have generally risen. In the chart below we have provided some general square foot costs assumptions based on the quality level of the project once completed. These are assumptions based on our past experiences only and are not etched in stone.

The guide below is intended to help you to determine an preliminary estimate of construction costs. Your actual number may be more or less, but it can be helpful to see an estimated figure.

Residential New Construction Cost Estimator				Estimate Your Cost	
Project Level	Standard	Medium	High End	Area	Cost
Cost Per S.F.	\$300 to \$400	\$450 to \$600	\$750 to \$1000		
2500 s.f	(+/-) \$875,000	(+/-) \$1,250,000	(+/-)\$2,250,000		
3500 s.f.	(+/-) \$1,225,000	(+/-) \$1,750,000	(+/-) \$3,150,000		
6000 s.f	(+/-) \$2,100,000	(+/-) \$3,000,000	(+/-) \$5,500,000		



For a detailed project cost assessment, contact (fer) studio at 310-672-4749

Step 5 – Why (fer) studio?

Contemporary Iconic Transrelational environments for building ambitiously creative lives.

All Architects are not created equal

Selecting the right Architect is an important step in the process; you want someone who you would welcome in becoming part your family as you will be spending a fair amount of time together.

Many people have no idea what an Architect really does other than design buildings. Reality is there are so many steps and side steps involved in the building design and approval process that an Architect is required to wear many different hats. Secondly, not all Architects do the same thing or operate in the exact same manner. Finding the right Architect for you and your specific project is an important and early step in the process.

Because of the numerous roles Architects play, many Architects have come to specialize in particular aspects. Some are focused on particular building types such as Medical Buildings or maybe Residential while other may focus on a particular Design Aesthetic (Spanish or Contemporary Modern) or a possible a particular phase in the process such as Design or Permitting or Construction Management, etc. It's important to select an Architect who is focused on many of the same aspects of a Project that fit into your aims and goals for that project.

If your goal is to build a new apartment building and your aims are mainly structured around a low cost construction build to achieve quick income return on the investment there is a very particular Architect (we will call Architect 1) you're looking for. One specialized in Multifamily Residential who focuses on simply straight forward design for a quick and easy low cost build. On the other hand of you're after a new apartment building but you want something that is really an amazing special place where people love living there and are willing to pay more rent for the unique experience of life they can gain by living there then you're looking for a different Architect. This Architect (will call Architect 2) may not specialize in Multifamily at all but instead may specialize in the Design and more importantly the design outcome and will approach the project in a entirely different way than Architect 1.

Is (fer) studio right for your project?

At (fer) studio our main goal is design, with you. The focus of every project we do revolves around inventing the right design and aesthetic that makes your project unique, special and one of kind. Our main intention is in creating architectural environments that first solve your immediate building challenges and secondly, do so in a manner that also changes people's lives for the better. We do this through a highly collaborative approach to design using a unique Transrelational approach that focuses on the relational exchange opportunities between different spaces, environments, neighborhoods and cities.

If this thinking fits into the aims of your project, we invite you to learn more at www.ferstudio.com

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To learn more about Transrelational Design go to www.ferstudio.com