



PRE-DESIGN PLANNING

PROGRAMMING AND MEASURE - Meet with the team to establish the broad goals and constraints of the project at the Programming and Measure meeting.

CODE STUDY - Perform a building site analysis and research zoning setbacks, maximum building height, floor area ratios, easements, and other zoning requirements.

BUILD A MODEL - Create as-built drawings as our starting point for schematic design



SCHEMATIC DESIGN

HAND SKETCHES - Prepare a series of rough plans/sketches, known as schematics, which show the general layout and site plan. Explore multiple layout options to understand the usability and their effect on the existing floor plan.

MECHANICAL SYSTEMS - Develop strategies for structural, mechanical, plumbing, fire sprinkler and electrical systems, and research additional requirements necessary to meet energy efficiency codes, solar easements, association approval, etc.

FINE TUNE - Refine floor plans and elevations to final specifications.



DESIGN DEVELOPMENT

FORM AND FEEL - Explore multiple options for the various details of fixed finishes, fixtures, and cabinetry.

FINAL SELECTIONS - Detail all specifications into a product selections sheet

ADDITIONAL SERVICES - Complete coordination efforts with any outside consultants necessary.

FINAL PROJECT REVIEW - Finalize plans and selections to receive reliable pricing from trade partners at trade walk.





PRE-CONSTRUCTION

TRADE WALK- Schedule trade walk at project site with trade partners, design team and client

ESTIMATING - Compile all trade partner and Factor Design Build pricing into a fixed fee project estimate for the construction agreement.

(PERMITTING) MAKE IT OFFICIAL - Prepare detailed working drawings and specifications to obtain a building permit and build the project. These drawings and specifications become part of the construction agreement. Verify the design complies with building codes and regulations for permit submission.



CONSTRUCTION ADMINISTRATION

(EXECUTE) WE DO WHAT WE SAY - Project Management during construction to assure the project is meeting the quality standards and design intent established in the construction documents.

QUALITY CONTROL - Your design team will visit the project to answer questions that may arise on site that require interior design or architectural support. We want to assure that what we designed is what is being built.



PROJECT COMPLETION

SUBSTANTIAL COMPLETION - Walk the project one final time with your Construction Team to confirm project completion

WARRANTY - All Factor projects include a 2-year warranty. Our Warranty Team will perform 60-day, 90-day, 1-year, 2-year site walks with you to assure the highest quality.