



# KAISER CONSTRUCTION

GENERAL CONTRACTING AND CONSULTING

*Building Your Ideas*

## CONSTRUCTION PLANNING GUIDE

The need to plan ahead is never more important than when you begin to think about building. Proper planning will result in a better building, and can also cut maintenance and operating costs as well as expansion costs.

This construction guide is designed to help analyze your building needs, both current and future. It will consider budget, size and purpose of the structure as well as any known deadlines. Please feel free to use this as a guide to begin your project.

### **AM I READY TO BUILD?**

Will I need "Land Development" approval?

Will I need any variance or special exceptions?

When should the project be completed?

Has a budget been set?

Dollar amount  
Is it enough?  
Is it flexible?

Has land been selected?

If not, do I need help with site selection?

Is financing available?

Construction financing?  
Permanent financing?

Are there easements on the site?

Will they interfere with the site's intended use?  
Is the site in a flood plain?

Do I need plans?

Will excavation requirements be extensive?

Is the site large enough for the proposed project and any future expansion?



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## HOW MUCH DO I WANT TO DO?

Do I need to hire an:

- Architect?
- Engineer?
- Designer?
- Landscaper?
- Contractor?

Do I need assistance in order to obtain financing?

Do I want to hire a general contractor to coordinate all phases of construction?

## SELECTING THE BUILDER

What capabilities should the builder possess?

- Site selection help?
- Planning/design?
- General Contracting?
- Experience/credibility?
- Full service design?
- Knowledge of the project?
- Landscape design?

What is the local reputation of the contractor?

Was the personal inspection of their work satisfactory?

Does the contractor specify quality products?

Does the contractor know this field of construction?



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## PRELIMINARY BUDGET

Do I need a budget for:

- Architect/Engineer?
- Architectural rendering?
- Insurance?
- Legal fees?
- Real estate fees?
- Miscellaneous fees?
- Site work?

Will site work be included in construction of actual building?

- Landscaping?
- Mechanical/utility connections?

## SITE DEVELOPMENT

What site work is needed:

- Clearing/grading?
- Demolition?
- Fill/dirt removal?
- Storm water controls?
- Other?

Are there any governmental regulations that will impact the site?