

PRECONSTRUCTION SERVICES

Before breaking ground, Madison envisions the best way to approach a project from start to finish.

Our team utilizes a combination of BIM technologies, experienced staff, long-standing subcontractor partnerships and a collaborative approach to develop a comprehensive initial project plan. Effectively managing this process involves a variety of strategies including:

- In Depth review of Design Documents
- Value Engineering Analysis
- Develop Phasing Plans & Construction Schedule
- Develop Schematic Budget using historical data
- Constructability Reviews
- BIM modeling to optimize design, construction and manage risk

During the Preconstruction Services period, Madison provides a comprehensive detailed budget estimate during all stages of the design process for the Owner. We then submit our guaranteed maximum price proposal for approval by the Owner. The different stages of design are as follows:

Feasibility/Programming

Schematic Design/Space Planning

Design Development/Engineered Scope Narrative

Issued for Permit/Bid Construction Documents

Permit Review Corrections/Issued for Construction, Construction Documents

Madison engages the entire Preconstruction Team as well as the Architects, Engineers, and Consultants to prepare the conceptual or guaranteed maximum price estimates at the end of the appropriate Phase of the design. The initial conceptual estimate is produced in-house utilizing Madison's Preconstruction and Estimating Team. Subsequent estimates are produced by engaging competitive pricing from the Subcontractor Community as well as input from specific Trade Consultants.

Once the Project Budget is established, Madison understands that it is crucial to monitor these estimates as the design is progressing toward completion and to manage those individual budget amounts, so the project stays within the Overall Project Budget.