

Construction 101

4. TRADE CONTRACTORS

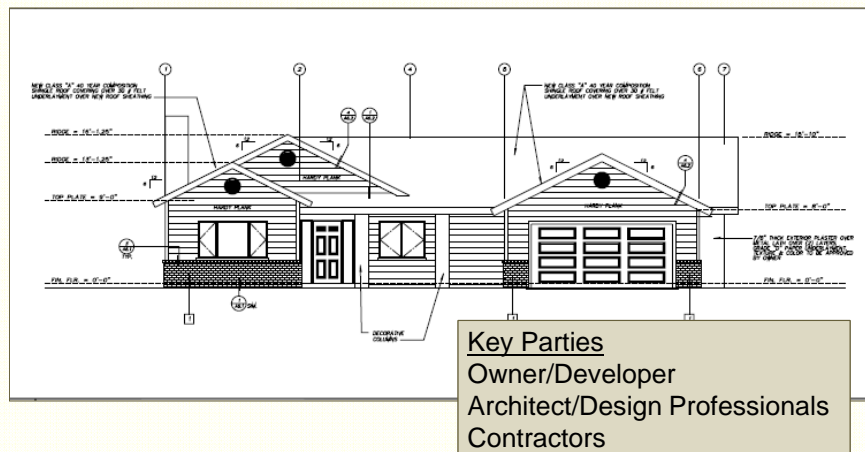
4. Trade Contractors

- A. Plans and drawings
- B. Key Parties
- C. Sequencing and Coordination
- D. Common Concerns and Construction Defects

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Design



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Design

Sequencing and Coordination

Line	Description	Pre-Construction	Week 1	Week 2	Week 3	Week 4
				Ground Work Grading	Pre-Slab	
1	Design	X				
2	Permitting	X				
3	Site Survey	X				
4	Demolition/Rough Grading					
5	Site Improvements					
6	Foundation			I	I	
7	Rough Carpentry/Framing					
8	HVAC					

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Design


Common Concerns

- Design changes delays
- Design deficiencies
- Design coordination delays

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Permitting



Key Parties
 Owner/Developer
 Architect/Design Professionals
 Building/City Official
 Contractors

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Permitting

Sequencing and Coordination

Line	Description	Pre-Construction	Week 1	Week 2	Week 3	Week 4
				Ground Work Footings	Pre-Slab	
1	Design	X				
2	Permitting	X				
3	Site Survey	X				
4	Demolition/Rough Grading					
5	Site Improvements					
6	Foundation			I	I	
7	Rough Carpentry/Framing					
8	HVAC					

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Permitting



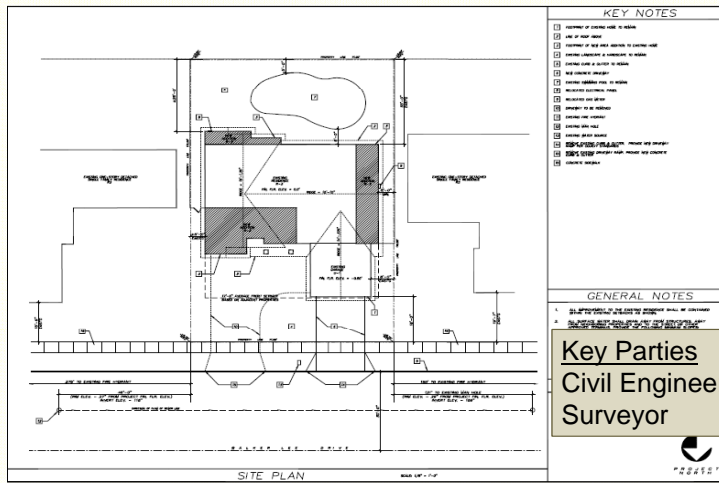
Common Concerns

- Submittal and correction delays
- Plan check delay
- Non-permitted or Improperly permitted

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Survey



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4. TRADE CONTRACTORS

Survey

Sequencing and Coordination


Line	Description	Pre-Construction	Week 1	Week 2	Week 3	Week 4
				Ground Work Grading	Pre-Slab	
1	Design	X				
2	Permitting	X				
3	Site Survey	X				
4	Demolition/Rough Grading					
5	Site Improvements					
6	Foundation			I	I	
7	Rough Carpentry/Framing					
8	HVAC					

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Survey



Common Concerns

- Design/planning errors
- Survey/locations errors

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Demolition / Rough Grading

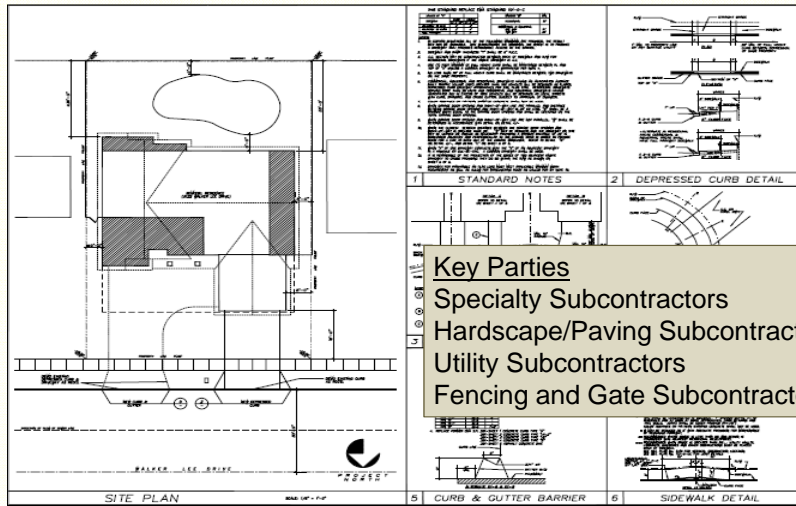


- Common Construction Defects
- Hazardous material handling
 - Damage to adjacent structures
 - Lacks of soils testing/verification
 - Inadequate sampling and testing

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Site Improvements



- Key Parties
- Specialty Subcontractors
 - Hardscape/Paving Subcontractors
 - Utility Subcontractors
 - Fencing and Gate Subcontractors

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Site Improvements

Sequencing and Coordination


Line	Description	Pre-Construction	Week 1	Week 2	Week 3	Week 4
				Ground Work Excavating	Pre-Slab	
1	Design	X				
2	Permitting	X				
3	Site Survey	X				
4	Demolition/Rough Grading					
5	Site Improvements					
6	Foundation			I	I	
7	Rough Carpentry/Framing					
8	HVAC					

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Site Improvements



Common Construction Defects

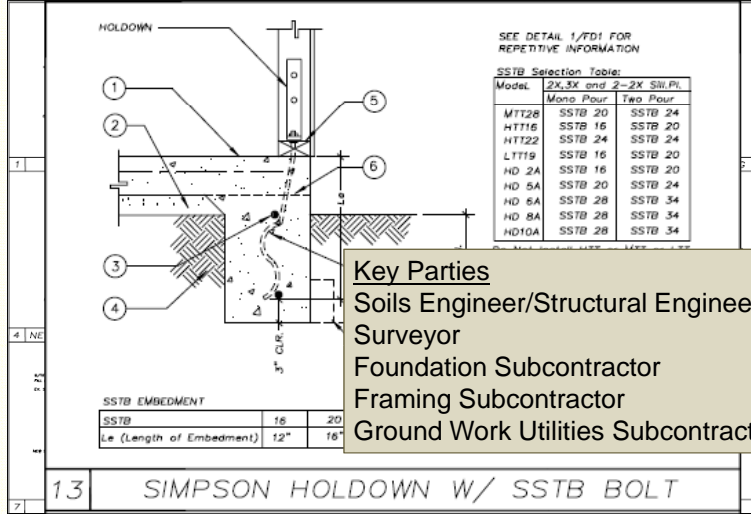
- See other various trades

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Foundation



Key Parties
 Soils Engineer/Structural Engineer
 Surveyor
 Foundation Subcontractor
 Framing Subcontractor
 Ground Work Utilities Subcontractors

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Foundation

Sequencing and Coordination

Line	Description	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6
3	Site Survey						
4	Demolition/Rough Grading	■					
5	Site Improvements		■				
6	Foundation		I	I			
7	Rough Carpentry/Framing				■	■	I
8	HVAC						
9	Plumbing		I				
10	Electrical/Low Voltage						

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Foundation



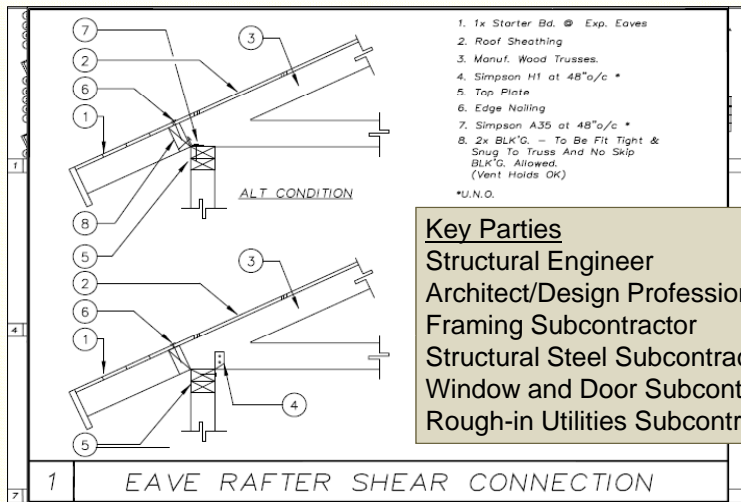
Common Construction Defects

- Cracking and spalling
- Damaged floor coverings
- Settling/shifting
- Damaged wall finishes (stucco/GWB)
- Misplaced/missing embedded hardware

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Rough Carpentry/Framing



Key Parties

- Structural Engineer
- Architect/Design Professionals
- Framing Subcontractor
- Structural Steel Subcontractor
- Window and Door Subcontractors
- Rough-in Utilities Subcontractors