

TENANT DEVELOPMENT SERVICES

BASIC SERVICES INCLUDED					
PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI
PROGRAMMING/ SPACE PLANNING	PRICING PACKAGE	DESIGN	CONSTRUCTION PLANS	BIDDING	CONSTRUCTION
GENERATE USF CALCULATION	IDENTIFY ABV STANDARD ITEMS	DESIGN ABV STANDARD ITEMS	COMPLETE CONSTRUCTION PLANS	PREPARE BID PACKAGES	REVIEW CONSTRUCTION AT THREE INTERVALS
INITIAL SPACE PLAN	PREPARE STANDARD FLOOR PLAN	PREPARE ABV STANDARD PLANS/DETAILS	PREPARE STANDARD CONSTRUCTION PLANS	PREPARE BIDDERS LIST	REVIEW SUBMITTALS
REVISION 1	PREPARE STANDARD CEILING PLAN	DESIGN DECORATIVE LIGHTING SCHEME	PREPARE STANDARD CEILING PLAN	EVALUATE BIDS	REVIEW SHOP DRAWINGS
REVISION 2	LOCATE, DESCRIBE CASEWORK	DETAIL CUSTOM CASEWORK	PREPARE STANDARD CASEWORK DRAWINGS	WRITE, REVIEW CONTRACTS	ATTEND WEEKLY MEETINGS
GENERATE BOMA CALCULATION	IDENTIFY FINISH TYPES	PREPARE INTERIOR DESIGN SCHEME, SELECT FINISHES	PREPARE STANDARD FINISH PLAN	VALUE ENGINEER	REVIEW CHANGE ORDERS
GENERATE RSF CALCULATION	LOCATE NEW ELECTRICAL/DATA	CONFIRM ALL EQUIPMENT REQMTS	PREPARE ELEC/DATA LOCATION PLAN	BID FURNITURE	PREPARE PUNCHLIST
REVISION 3		PREPARE COST ESTIMATE	MEP DESIGN- BUILD		CERTIFY SUBSTANTIAL COMPLETION
		SELECT, SPECIFY FURNITURE	FILE FOR STATE CDR		COORDINATE DELIVERY, INSTALL OF FURNITURE