DESIGN-BUILD KEY TERMS & DEFINITIONS

Master Planning—A master plan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development. Master planning is about making the connection between buildings, social settings, and their surrounding environments.

SD—Schematic design is the first phase. In this step, an architect talks with the client to determine the project requirements and goals. Schematic Design often produces rough drawings of a site plan, floor plans, elevations and often illustrative sketches or computer renderings.

DD—Design Development is a design and engineering work process, normally based on FEED or Basic Engineering information to developing Detailed Design and Engineering documents for construction.

CD—Construction Documents. The final Drawings and Specifications, as prepared, are sealed by the Architect's design professional in accordance with the law, and issued by the Design-Builder for the purpose of obtaining bids from potential trade.

FFE—Furniture, fixtures and equipment (FFE) includes shelving, office and/or modular partitions (including internal wiring & devices), appliances, movable furniture, desks, chairs, computers, electronic equipment, data & phone equipment, tables, bookcases and partitions. FFE is also defined to include equipment that has no permanent connection to the structure of a building or utilities.

VE—Value Engineering is a creative, organized effort, which analyzes the requirements of a project for the purpose of achieving the essential functions at the lowest total costs (capital, staffing, energy, maintenance) over the life of the project.

Contingency—An amount of money included in the project cost to cover any unexpected expenses that may arise throughout the project. Renovation projects typically have a higher amount of contingency dollars included versus new construction. When applying for financing, banks will want to see some contingency in the project budget.

MEP—Mechanical, Electrical, and Plumbing, MEP systems, are the building's central nervous system. Our MEP partners assist with system types, cost estimation, and system design. Reduces costs for our client, provides an efficient design of the systems and helps mitigate risk overall on the project.

PEMB—A Pre-Engineered Metal Building, or PEMB, is a structural system that involves factory-built buildings of steel shipped to the construction site to be erected. The PEMB Design-Build contractor will design the PEMB structure according to the client's specifications. The panels will be fabricated in-house and transported to the site to be assembled and make these buildings' construction fast and cost-effective. PEMB's are not just for factories or warehouses; there are various ways to dress up these building systems to fit the retail, office, institutional, and a variety of other industries.

Budget—A construction budget is the amount of money allotted for a specific new building or renovation project. Budgets are used to anticipate all costs and expenses of the building process. These preliminary budgets are created based on the industry type, overall project scope, and comparing the project to past and similar projects we have completed. Ancon typically provides a high/low budget to allow for unknowns such as finish levels within the project, causing costs to vary.

Allowances—Construction allowances are common provisions in agreements or budgets between builders and customers to cover costs not explicitly accounted for in the initial budget or final contract. They are often necessary to provide a degree of flexibility for both the builder and the customer. One typical example is to provide a flooring allowance that gives the customer the ability to select from various styles. Understanding why these allowances exist and where they are applied can save a customer a few surprises during the project while helping maintain the budget.