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## **The Bar Method Timeframe from Conception to Construction**

### **Pre-Design**

**Start Date: Within 5 Business Days of contract execution**

### **Site Survey Investigation**

Timeframe: 5 Business Days

Description of Service:

- Proposed Tenant Space shall be field measured for comparison to the Landlord-provided LOD
- Site Survey Report which shall provide a review of all associated existing elements that may be disturbed by the new work (i.e. Mechanical, Electrical, and Plumbing Systems, etc.)
- Fully photograph and document existing conditions along with providing a photomap for your use.
- Provide a full scope of work breakdown for your review and sign-off

**Please note: A Client Sign-off of scope of work shall be required in order to proceed to Preliminary Due Diligence / Programming Phase.**

Deliverable:

- Site-dimensioned Update of your LOD for your Landlord's review and sign-off in order to include as an exhibit in your executed lease.
- Site Survey Report
- Existing Site Photographs and Photomap
- Scope of Work Breakdown

### **LOI / Lease Review**

Timeframe: 3 Business Days (*typically done simultaneously with Site Survey Investigation*)

- Review of Construction Exhibit (Work Letter) of Lease Documents
- Review of Lease Outline Drawing (LOD) in comparison to typical prototypical layouts.
- Review division of work as provided by the Landlord versus Tenant provided.

Deliverable:

- Bulleted List of items or concerns related to the items listed above

AnCor, Inc.

831 James Street, Syracuse, New York 13203

Phone: (315) 233-1300 Fax: (315) 233-1314

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## **Preliminary Due Diligence/ Programming Phase**

Timeframe: 7 to 10 Business Days (*Initial Plan within the first 7 Business Days*)

Description of Service:

- Conduct initial Code Review
- Review Site Survey Investigation Report
- Develop Code Compliance Review
  - General Assessment of type of construction and occupancy classification
  - Determine Occupancy Load and Exit Requirements
  - Determine Maximum Travel Distances and Accessibility Requirements
- Determination with Client Required Spaces and Optional Amenities that will be at the location
- Space Planning in conjunction with code compliance

Deliverable:

- Cover Sheet
  - Indicates Preliminary Code Review and Base Building Information
- Code Compliance Plan
  - Indicates Means of Egress (circulation paths illustrating exit and entry points), ADA Compliance, and additional Preliminary Code Review Information
- Schematic Demolition Plan
  - This plan will indicate the anticipated demolition that will be required as part of the project
- New Work Plan
  - Tenant Space layout indicating doors, walls, equipment, etc..
  - Fully Noted and Dimensioned to locate all doors, windows, and walls
  - Contractor-Provided vs Client-Provided Equipment / Millwork / Casework
  - Preliminary Structural Impact analysis in relation to prototypical layout.
  - Preliminary Mechanical-Electrical-Plumbing Analysis indicating proposed systems to be used and/or what elements of existing systems can be reused.
- New Work Reflected Ceiling Plan
  - Indicates ceiling heights and materials for all areas
  - Proposed lighting layouts provided with approximate locations of Supply/Diffusers

Quantity of Allowed Revisions: 2 Revisions in addition to initial submission

**\*\* Client and Corporate Sign-off required in order to proceed\*\***

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## **Conceptual Budget**

Timeframe: 7 Business Days

Description of Service:

This form of budget is based upon estimating software, our costs library (not based upon hard subcontractor bids), and our database of previous Bar Method projects.

Deliverable:

- Provide a Conceptual Construction Budget broken out into construction divisions (i.e. Rough Carpentry, Finish Carpentry, Paint, Millwork, etc.)

Quantity of Allowed Revisions: 2 Revisions in addition to initial submission.

## **Permitting Submission Research**

Timeframe: 3 Business Days (*typically done simultaneously with Site Survey Investigation*)

Description of Service:

- Contact all governing agencies
- Determine submission requirements
- Determine submission review time
- Determine if expediting services are available

Deliverable:

- Permitting Research Report

## **Design**

Schematic Design Phase

Review Preliminary Sign-off Plans

Schematic Design Package will include:

Cover Sheet

Code Compliance Plan

Demolition Plan

New Work Floor Plan

Reflected Ceiling Plan with Lighting Schedule

Provide Mechanical-Electrical-Plumbing Narratives

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**Preliminary Design Phase will require Client Sign-Off in order to proceed.**

3.1.2 Design Development Phase

Review and resolve Preliminary / Schematic Design Phase comments.

Refine design based on meetings and comments.

Continue Code Compliance Review

Perform a Design Development Construction Estimate

Design Development Package will include:

General Project Standard Sheets

Cover Sheet

Wall Partition Legend

General Notes and Responsibility Matrix

ADA Compliance Details and Notes

Code Compliance Plan

Demolition Plans and Photographs

New Work Floor Plan

Reflected Ceiling Plan including Lighting Schedule

Interior Elevations

Building and Wall Sections

Plan and Reflected Ceiling Details

Finish Schedules and Legends

Door, Frame, and Hardware Schedules

Window Schedules

Design Development Level HVAC Plans and Details

Includes Duct and Unit Equipment Systems sized to accommodate designed air flows and ventilation requirements

Design Development Level Electrical Plans and Details

Includes circuit extensions of lighting, power receptacles, equipment motors, transformers, and emergency items; panel sizes and schedules

Design Development Level Plumbing Plans and Details

Includes sanitary and supply lines; extensions to existing systems

**Design Development Phase will require Client Sign-Off in order to proceed.**

3.1.3 Construction Documents

Review Design Development Phase comments.

Refine design based on meetings and comments.

Finalize the Code Compliance Review

Finalize the Construction Budget.

Finalize the Construction Documents Package, which will include but is not limited to, the following:

General Project Standard Sheets

Cover Sheet

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Regional and Site Location Maps  
Wall Partition Legend  
General Wall Construction Details and Notes  
General Notes and Responsibility Matrix  
ADA Compliance Details and Notes  
Code Compliance Plan  
Demolition Plans and Photographs  
New Work Floor Plan  
Reflected Ceiling Plan including Lighting Schedule  
Interior Elevations  
Building and Wall Sections  
Plan and Reflected Ceiling Details  
Finish Schedules and Legends including a Material Sample Board  
Door, Frame, and Hardware Schedules including associated details  
Window Schedules including associated details  
HVAC Plans and Details  
Includes Duct and Unit Equipment Systems sized to accommodate designed air flows and ventilation requirements  
Electrical Plans and Details  
Includes circuit extensions of lighting, power receptacles, equipment motors, transformers, and emergency items; panel sizes and schedules  
Plumbing Plans and Details  
Includes sanitary and supply lines; extensions to existing systems

Please Note: MEP Design Services are based on the assumption of all utilities being stubbed to the space by the Landlord. Any MEP Design Services beyond attaching to the stub-outs would be additional services.

**Client Sign-Off of Construction Documents required in order to proceed.**

3.1.4 Permitting Services: The Design Consultant shall perform the following permitting services:

Perform due diligences during early stages of project with local governing agencies  
Final Permit Drawings – Wet Signed and Sealed  
Submission to all associated governing agencies to secure permits  
One (1) revision and submittal

**Construction**

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- (1) **Bid Budget** – This form of budget is based upon hard/subcontractor bids, per a 90>100% design development. This budget will be sent to you for review, and any final revisions to scope will be discussed and modifications to budget made accordingly.
- (2) **Contract Budget** – This is the final budget that reflects the 100% design development scope of work (your final 'Building Department approved' set of construction plans). This budget becomes an exhibit in the construction agreement between yourself and AnCor. It is commonly referred to as the 'Schedule of Values'.

In response to your question relating to duration of buildout, The Bar Method buildouts are 6WK durations. 45 calendar days is 6 ½ weeks. If the '45 day clock' starts ticking for you when you sign your lease, the real questions are (A) When do you intend to sign the lease? (B) How much time will be required to execute the construction agreement, once you have signed your lease agreement with your LL.

Here is a timeline of what you can expect from AnCor (in **business** days/weeks) once the contract budget has been sent to you for approval...

- Day 1>5 (Week 1): Construction agreement is sent to client; client reviews construction agreement with attorneys, and provides comment/markups for revision if necessary; AnCor General Counsel reviews markups and makes revisions as/if necessary; AnCor resubmits contract for execution
- Day 6 (Week 2): Contract is signed, and fully executed
- Day 6 >15 (Weeks 2 & 3): AnCor performs its 10 business day 'buyout' process (hiring subcontractors), obtains insurance requirements and contract documentation, mobilizes for project start
- Day 16 (Week 4): Construction commences
- Day (16 > 45) Weeks 4 > 9: Six week construction process (at the end of which the space is turned over to client)

The timeline above is 63 Calendar Days (45 Business Days).

Hope this is helpful for you in making a decision on whether to approach the LL for additional time.

We are looking forward to working with you.

Best Regards,

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