

Project Schedules

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New Buildings

(Assume the site has been purchased, is free and clear of encumbrances, is design-ready, and meets the needs of your project. Also assume that project financing has been approved, and your project goals and expectations have been clearly defined.)

- Loan applications and loan papers:
1 to 2 months +
- Programming (determining project requirements):
1 month +
- Design & construction documents:
4 to 6 months +
- Permit Applications/Bidding:
1 to 2 months +
- Construction period:
7 to 9 months +

TOTAL = 14 to 20 + months

Most new orthodontic building projects take roughly 15 months to complete from beginning to end. The largest unknown is typically the time it takes your local permitting agencies to issue building permits.

Remodels or Tenant Improvements

(Assume that leases have been negotiated and executed and the suite is ready for demolition and/or construction.)

- Programming (determining project requirements):
2 weeks +
- Design & construction documents:
3 to 4 months +
- Permit Application/Bidding:
1 to 2 months +
- Construction period:
3 to 4 months +

TOTAL = 7 to 11 + months

Most remodel/tenant improvement projects take roughly 8 months to complete from beginning to end. The largest unknowns are typically the time it takes your local permitting agencies to issue building permits, the existing condition of the suite (is it a vanilla shell or does it require demolition and/or hazardous materials removal), and the access the contractor has to project (can construction be during normal business hours or does it have to be done on nights and weekends). I have seen some schedules exceed 1-1/2 years due to extenuating circumstances beyond the control of the tenant. Plan ahead!