

# Planning for a Repipe

What you need to know before you get started

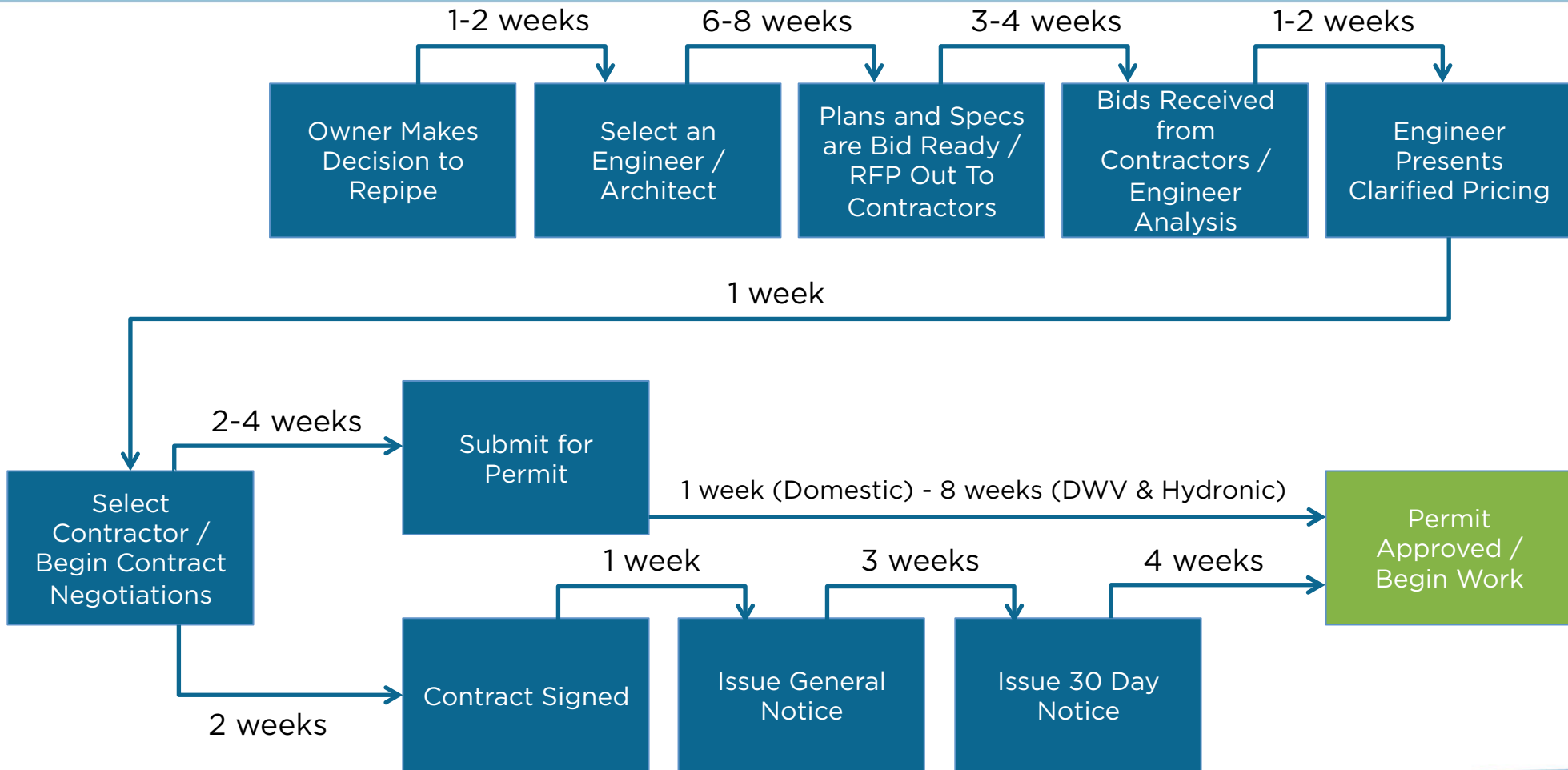


**Did you know?**

**From the time  
you decide  
to repipe, it  
usually takes  
20-30 weeks  
for construction  
to actually begin!**



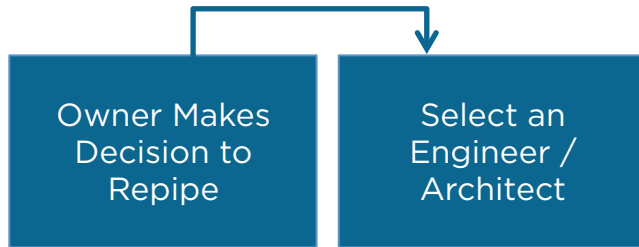
# What takes so long?



# Selecting an Engineer/Architect



1-2 weeks



During this stage:

- The owner will need to make decisions on scope (is anything getting upgraded, what's included, etc?)
- Owner gets bids from 2-3 Engineers/Architects
- Owner selects Engineer/Architect

# Getting Ready to Issue the RFP



6-8 weeks

Select an  
Engineer /  
Architect

Plans and Specs  
are Bid Ready /  
RFP Out To  
Contractors

During this stage:

- The engineer/architect will need to draw a permit set of plans
- Engineer will create specification documents (“specs”) clarifying scope for bidders
- Final Request For Proposal (RFP) is assembled
- Bidders list of potential contractors is assembled and vetted
- RFP is issued to bidders

# Contractors Submit Proposals



3-4 weeks

Plans and Specs  
are Bid Ready /  
RFP Out To  
Contractors

Bids Received  
from  
Contractors /  
Engineer  
Analysis

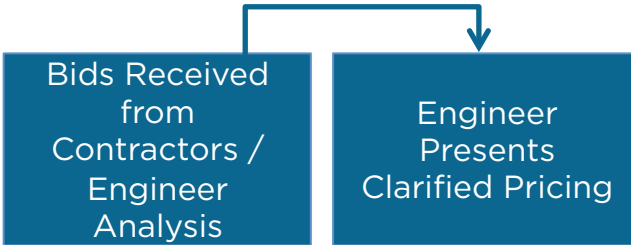
During this stage:

- Contractors perform bid walks
- Requests for Information (RFIs) are issued and answered
- Contractors develop and submit proposals

# Engineer Evaluates Contractors Bids



1-2 weeks



During this stage:

- Engineer reviews bids and asks clarifying questions of contractors
- Engineer performs price breakdown and Statement of Work (SOW) comparison
- Engineer reformats bids into comparable template for Owner review
- Engineer presents bids and makes a recommendation to Owner

# Contractor Is Selected



Engineer  
Presents  
Clarified Pricing

1 week

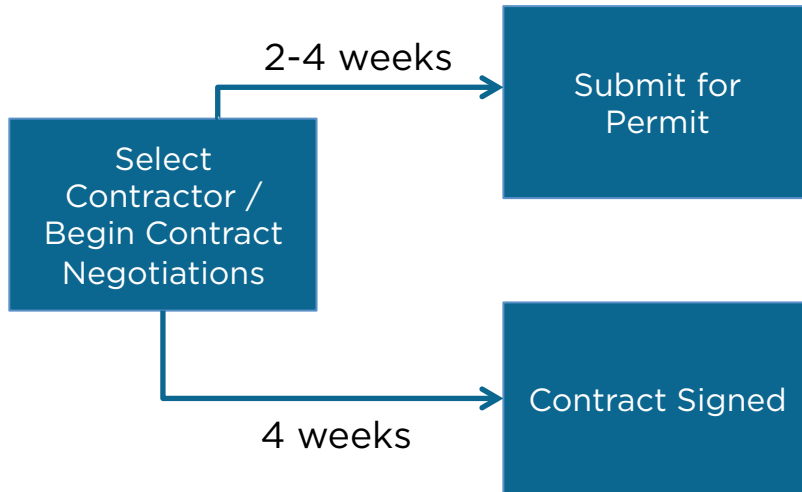
During this stage:

- Reference checks are completed
- Contractor is selected

Select  
Contractor /  
Begin Contract  
Negotiations



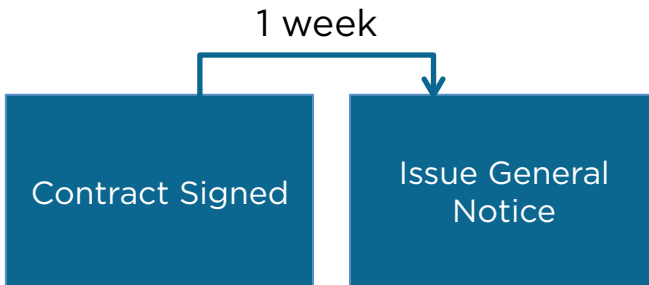
# Contract Negotiations



During this stage:

- Contractor provides value engineering (if required)
- Scope is finalized
- Allowances are finalized
- Engineer edits plans (as needed)
- Start date is finalized
- Contract terms are negotiated

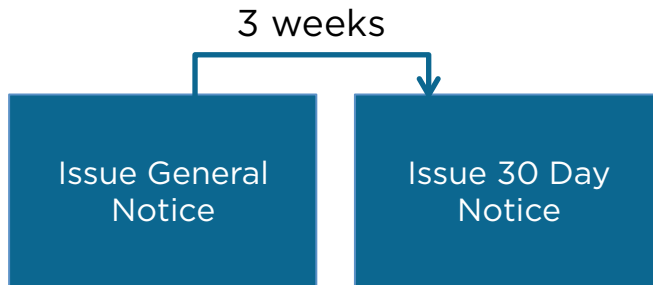
# Communications Begin



During this stage:

- Contractor works with Owner to develop and issue building wide general notice about the upcoming project
- Town Hall Meetings are scheduled

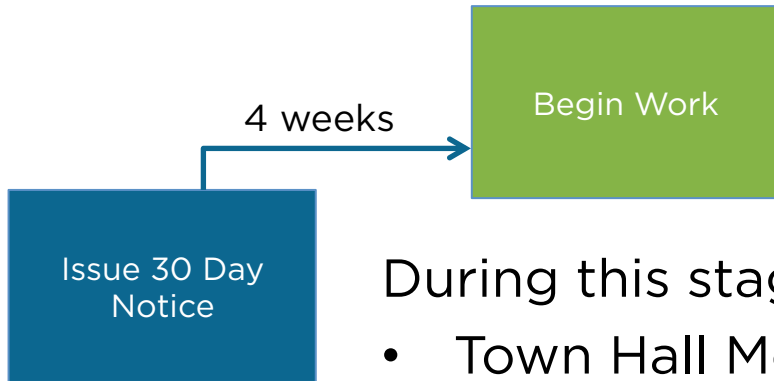
# Scheduling Begins



During this stage:

- Pre-construction meeting occurs with
  - Owner
  - Property Manager
  - Contractor
- Schedule is finalized and 30-day notices are issued to residents in the first stack

# Construction Begins



During this stage:

- Town Hall Meeting is conducted
- Mobilization occurs
  - Storage/build-outs are staged
  - Materials arrive onsite
  - Dumpsters are placed onsite
- First units are pre-walked by the project manager