

SERVICES

Total Construction Management Process

Diako focuses on these 6 stages for successful project completion.

1 Design & Planning

Diako is involved from the start in giving you valuable input during site selection, lease signing, architectural planning and contracting. We assist you in assessing site readiness before committing to a site and lease arrangements.

- Conduct needs assessment
- Conduct constructability reviews
- Manage design phase project communications
- Assist with permitting and licensing

2 Budgeting

Most architectural plans and projections miss detailed information and underestimate actual costs. By utilizing our dental and healthcare experience and our comprehensive checklists, we assure that your construction contract amount is accurate for minimal change orders.

- Prepare cost estimates, including conceptual estimating
- Conduct value engineering
- Manage subcontractor bidding
- Manage project cost controls and accounting
- Administer subcontractor payment and lien waiver process

3 Scheduling

Many contractors say they can do your job in a few weeks, yet have many excuses for going beyond. We calculate a very predictable schedule that includes design, build, and your relocation tasks such as advertising, phone installation, etc. Our online tools help you view progress toward your move date.

- Prepare production schedules
- Coordinate, schedule and supervise all material deliveries
- Schedule subcontractors
- Administer subcontractor insurance process
- Evaluate and manage CPM schedule
- Coordinate moves for phasing schedule

4 Quality Craftsmanship

We know that dental and healthcare facilities require expertise, precision and highly qualified sub-contractors who specialize in attention to detail. Our quality control measures and checklists assure quality and client satisfaction. We work closely with sub-contractors to follow-through on details to the project's end.

- Supervise and manage physical construction
- Coordinate and supervise subcontractors
- Negotiate and expedite change orders
- Coordinate all inspections
- Administer quality control program

5 Communication

Many contractors use poor communication as a way to buy time. Using today's latest web/mobile technologies and weekly face-to-face meetings, we keep open lines of communication with subs and clients at all times.

- Manage project communications
- Conduct jobsite meetings
- Administer jobsite safety program
- Administer jobsite security program

6 Client Advocacy

No finger-pointing; we do not leave our clients vulnerable to costly problems. We proactively settle any disputes without the client's concern.

- Perform pre-punch out inspections & corrections
- Obtain occupancy permits
- Assist and advise in the preparation of as-built drawings
- Submit and advise all applicable warranties
- Present recommended maintenance schedules