

Contractor Site Survey

By

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Among the steps to take very early in the location process is to engage a dental office contractor to conduct a visit to the potential location to conduct a site survey. The goal of this on-site visit is to determine the viability of the physical setting for development of your office and to ferret out any conditions that may pose obstacles or require inordinate construction expense. As the contractor will be going there at your request, make sure that you assert yourself and control his/her actions, as this is to be an information gathering visit, NOT a cheerleading visit where everyone is EXCITED about the opportunity. You, your contractor and anyone else going to the site with you should project an air of (only) modest interest. You don't want the broker/landlord to think that you are already "sold" on the property.

Here are some of the things the contractor should do on or in conjunction with this site visit:

Project Site Analysis of Building Conditions

- A. Field measure all existing conditions and analyze space for structural and mechanical limitations:
 - 1. Structural walls, columns, beams, floors and ceilings
 - 2. Window locations and operation
 - 3. Solar orientation
 - 4. Exterior views
 - 5. Handicap accessibility
 - 6. Parking considerations
 - 7. Plumbing service
 - 8. Electrical service
 - 9. Heating, ventilating and air conditioning requirements (HVAC)
 - 10. Access above ceiling and below floor
- B. Review existing or proposed building plans and specifications
- C. Take on site record photographs
- D. Review special building problems and hidden structural elements with building owner or his representative

Once your contractor has completed the site survey, review it carefully with your dental office designer.

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