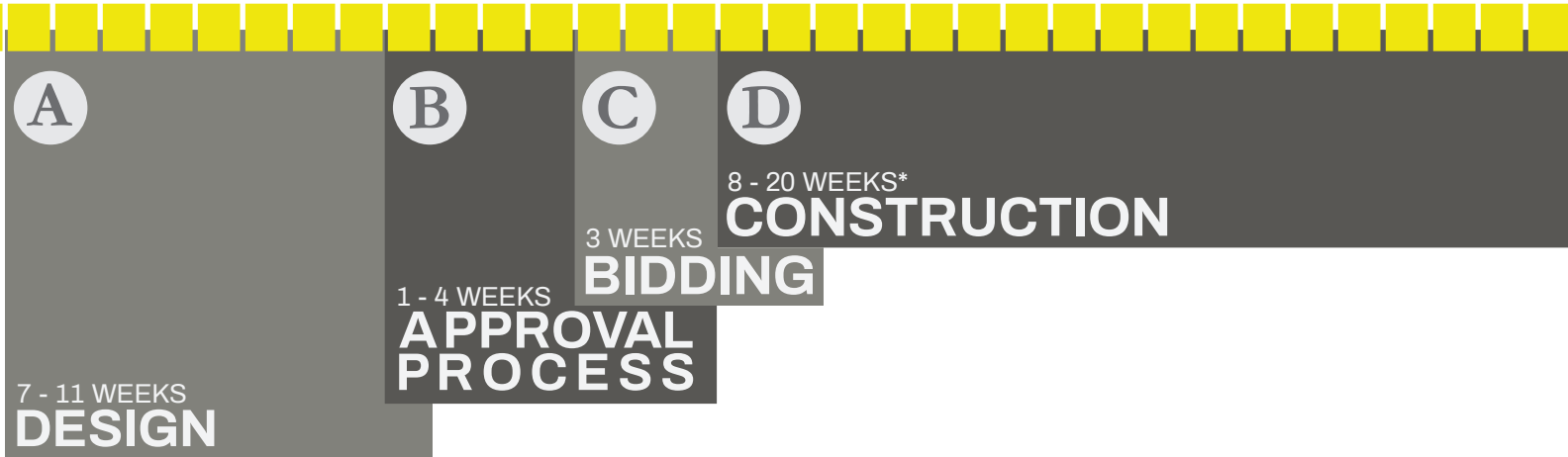


# INTERIOR TENANT IMPROVEMENT SAMPLE TIMELINE



## A DESIGN

### DESIGN DEVELOPMENT

Designs are refined and spaces become more detailed.  
Engineers address electrical, HVAC and plumbing design needs.  
Local and national building codes are addressed and applied to the design.

## B APPROVAL PROCESS

### CITY BUILDING DEPARTMENT PLAN REVIEW

Checks and balances exist to make sure our communities grow with a consistent vision. That vision includes regulations in the form of City and State adopted codes that keep our buildings safe.  
Every city has its own building department that reviews construction plans for code minimum requirements. Since every department is unique in their established process, review periods can vary from city to city. Another variable that affects review time is the project size and complexity.

## C BIDDING

### SUBCONTRACTOR BIDDING`

The selected general contractor solicits bids from subcontractors in order to get a price of construction. This process can vary depending on the method and timing used to hire your general contractor.

## D CONSTRUCTION

During the construction phase a number of variables can affect the schedule. How large and extensive is the remodel? Is the building historic? Will there need to be any asbestos mitigation? Is there any material shortages or back orders that affect delivery to the site? These are a few of the many factors that can delay a construction schedule from early estimates. An experienced design team can foresee and navigate many of these potential setbacks.

### LOCAL JURISDICTION EXAMPLES

\*Times are averages provided by each municipality

CITY	TYPE/SIZE OF TI	REVIEW TIME*
Boise	TI Level 1	- 5 Days
	TI Level 2	- 10 Days
	TI Level 3	- 20 Days
Meridian Eagle Nampa Caldwell	TI Standard	- 13 Days
	TI Standard	- 10 Days
	TI Standard	- 10 Days
	TI Standard	- 11 Days