

Rehder and Associates, Inc.

Civil Engineers and Land Surveyors

3440 Federal Drive, Suite 110, Eagan, MN, 55122

651.452.5051, www.rehder.com

Quick Look

INTRODUCING QUICK LOOKS:
A NEW CONCEPT IN CIVIL ENGINEERING SERVICES

Introduction

In some cases, land development incurs significant unnecessary expense and delay that could be avoided with minor involvement of a Civil Engineer in the infancy of a project. As regulatory agency requirements grow more stringent and the environment less apparently stable, it is increasingly important to consider the impacts of those requirements early in the design process. Rehder and Associates addresses this need by furnishing architects and owners with a report that sheds light on site-specific civil design issues. We call this report a "Quick Look".

Description

Quick Looks are "high altitude" studies of civil engineering site requirements and parameters that can have a significant impact on project delivery such as storm water manageability, utility serviceability, and natural resources on site. They are designed to serve a project in its early stages, even when little is known about a site other than its location and approximate property boundaries. Utilizing our experience and understanding of regulatory requirements we can assess, for example, the adequacy of a site's above ground pond storage area or provide a preliminary estimate of unforeseen costs required for sanitary sewer and water service. With our LEED AP staff, we can also provide valuable information regarding potential LEED credits related to storm water and other site considerations.

Breakdown

A Quick Look is the sum of two parts. The first is Research and the second is Analysis.

Research provides a summary of site development requirements by governing agency and category. Storm water requirements by state, watershed, and city guidelines are discussed, sanitary sewer and water main asbuilt drawings are collected, and storm piping connections or receiving water bodies are established. General Zoning requirements such as setbacks, and parking requirements are not addressed since storm water management, utility serviceability and environmental considerations are the primary focus of a Quick Look report.

The Analysis section applies the Research to your project and again, draws general conclusions and recommendations such as:

- Adequacy of site's above ground pond storage area and estimate of area required
- Underground storage recommendations
- Sanitary and water main service adequacy
- Preliminary estimate of unforeseen costs required for sanitary sewer and water service
- LEED® storm water credit potential
- General likelihood of wetland impacts
- Grading impacts on trees and mitigation requirements

QUICK LOOKS ALLOW DEVELOPERS AND ARCHITECTS TO:

- ✚ Make more informed decisions in the acquisition and schematic phase
- ✚ Improve project's image and build confidence with presentees
- ✚ Reduce project cost
- ✚ Improve cost estimate accuracy
- ✚ Accelerate project deliver

