

Welcome to Foraker's Pre-Development Program

What is Pre-Development?

Pre-Development refers to the phase of a capital project when board and staff educate themselves, explore options, and make decisions about the direction they will take. The ideal outcome of Pre-D is a sustainable capital project – one that is more than just a building. Rather, it contributes to the long-term viability of your mission, your organization, and the community you serve.

Pre-D History

In partnership with funders, the original Pre-D program, established in 2006, provided guidance and technical assistance to nonprofit organizations exploring capital projects. We thank our funding partners and all the organizations that have worked with us to make Pre-D a national model and a successful program that has served more than 100 organizations. These organizations – including nonprofits, borough governments, and tribes – have gone on to successfully complete a variety of projects across the state, including libraries, museums, senior housing, homeless shelters, healthcare clinics, community centers, and domestic abuse shelters. We are honored to share the lessons learned from a decade of service in this new online navigation tool. We hope it helps you take the right steps to better serve your community.

Pre-Development Online Toolkit

The online Pre-Development Toolkit includes information about the design and construction of a sustainable capital project. Our intent is to provide an overview of the process to assist you, your board, and staff in beginning a strategic conversation on what's appropriate for your organization and how you will move forward together.

Depending on the needs and capacity of your organization, these tools, combined with professional consultation and existing Foraker resources, can provide information to support you in asking the right questions to get started and put you on a successful path ensuring that your proposed project:

- Meets a documented need in your community
- Aligns with strategic community plans
- Considers opportunities for collaboration
- Incorporates appropriate facility and site plans and realistic project budgets
- Is financially viable in the short and long-term
- Will not have a negative impact on your current or long-term operations
- Is designed to be the right size for the intended purpose
- Is built in a way that minimizes operating expenses through the choice of long-lasting, low maintenance and energy-efficient systems

How does the online tool work?

The [Capital Project Pre-Development Flow Chart](#) is the organizing element. It is used as a road map and illustrates typical milestones common within the Pre-D phases. The chart is divided into three primary phases that lead to the development of a new, renovated, or expanded facility:

1. Organize and Envision the Project
2. Define and Validate the Project
3. Proceed to Development

Each phase is further divided into steps or milestones you can track as you navigate the Pre-D process. Within the steps are links to additional information to improve your understanding of that step. This includes worksheets to help develop your list of goals and needs, supporting materials to better understand pre-development, design, consultation, and construction processes, as well as access to Foraker fundraising tools and resources.

Worksheets

- [Gift Range Chart](#)
- [Gathering Detailed Information on Usage](#)
- [Pre-Development Self-assessment Form](#)

Supporting Materials

- [Architectural Programming](#)
- [Capital Project Major Phases](#)
- [Construction Project Delivery Methods](#)
- [Procuring Consultant Services for a Capital Project](#)
- [Project Cost](#)
- [Value Engineering](#)
- [Energy Efficient Buildings](#)

Foraker Tools & Resources

- [Alaska Funding Guide](#)
- [Business Planning Guide](#)
- [Capital Project Pre-Development Flow Chart](#)
- [Costs and Benefits of Engaging in Pre-Development](#)
- [Focus on Sustainability: A Nonprofit's Journey](#)
- [Foraker Nonprofit Sustainability Model](#)
- [Preparing to Fund your Capital Project in Alaska and Beyond](#)
- [Ten Critical Questions to Ask before Requesting Funds for a Capital Project](#)
- [Tips on Hiring and Using Consultants Effectively](#)
- [Walking the Pre-Development Process](#)

A new capital project can be exciting and daunting. Without previous capital construction and pre-development experience, it may be difficult to anticipate the process, cost, and scope of work required. Given that the process also presents new opportunities and uncertainties, early engagement with professional consultation is highly recommended. As a supplement to your consultant services, this tool can help you navigate and understand a process that often takes longer and requires more resources than anticipated. This understanding better positions those within your organization to critically evaluate the costs and benefits of embarking on a capital project, ultimately determining whether or not to proceed to the development phase. Remember, the goal of a capital project is to support your organization's mission by improving service delivery within your communities.

Foraker is committed to offering resources and answering questions you may have about preparing for your capital project. Many organizations have found that Foraker classes in board responsibilities, strategic or business planning, financial management, and capital fundraising to help in their capital project journey. For a consultation, or to learn more about Foraker resources and courses, call us at 907-743-1200.