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Drawing Winning Plans Before Construction

Design Builder *Michael Kinder & Sons*
and Indiana Tech teamed with
Architect Schenkel Shultz on the new
Athletic Center

KINDER POSTS

Two hours may be necessary for the Indiana Tech Warriors to overcome a challenge on the basketball floor, but months of planning and playmaking prepared them for the moment the referee's whistle blew. Likewise, successful building projects require targeted decisions before the first line is drawn on any set of plans.

Three **pre-design** decisions are necessary by the owner with the guidance of the Design-Build team. Budget, Quantity, and Quality. In other words, how much money is spent, how many square feet are built, and what materials are used.

Some say an owner can have any two of the three. In reality a decision requires various levels of give and take between the triad of categories. Traditionally the monetary allowance is anchored by organizational budgets while programming determines space needs and square foot requirements. Material selection can be dictated by surrounding facilities, owner suggestions, and designer preference. Budget, Quantity, and Quality must all be considered—yet like the five players on the hardwood, these three must operate concurrently for success.

If the Budget is set in concrete, consider efficiencies in building space utilization with a goal to minimize Quantity. Likewise with Quality, bounce around ideas on alternative products which meet specifications but cost less. Guard what is necessary while moving forward to a center of agreement to maximize wins and minimize losses.

Giving your project nothing but net every time...the Kinder way of Design-Build.

During this season of Peace and Joy, we wish all our friends and their families a very Merry Christmas.

- Merry Christmas from Michael Kinder & Sons, Inc.

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DESIGN-BUILDER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR

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