



"I want that project to start right after the first of the year!" the boss exclaims from the office down the hallway, "that way we can take advantage of the current tight construction market."

Although the initial reaction is to set up a bid date that allows a January start, perhaps the first call to make would be to a builder who understands winter construction and could prepare a simple cost analysis of additional funds needed to control the frigid site conditions.

According to Bill Kinder, Vice President of Michael Kinder & Sons, winter construction can add significant dollars to site development and foundation installation costs.

Now may be a good time to ask that boss if increasing the funds needed to build in the winter is worth the push.

Another seasonal savings may be in the form of structural steel. Manufacturers have been known to lower base metal pricing several percentage points during off-peak slowdowns. If possible, consider steel erection in winter months to significantly reduce material costs.

Partnering with Michael Kinder & Sons provides you a Design-Builder who fully understands the relationship between project scheduling and material supply. This consideration should be one of many minimum requirements delivered by your contractor to assure you receive the building you want at the best price possible.

Giving you the right building at the right price...the Kinder way to managing your project.

Michael Kinder & Sons partnered with Warsaw Community Schools to complete this centerpiece for the community of Claypool, IN

Project Start Dates & the Bottom Line



DESIGN-BUILDER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR

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