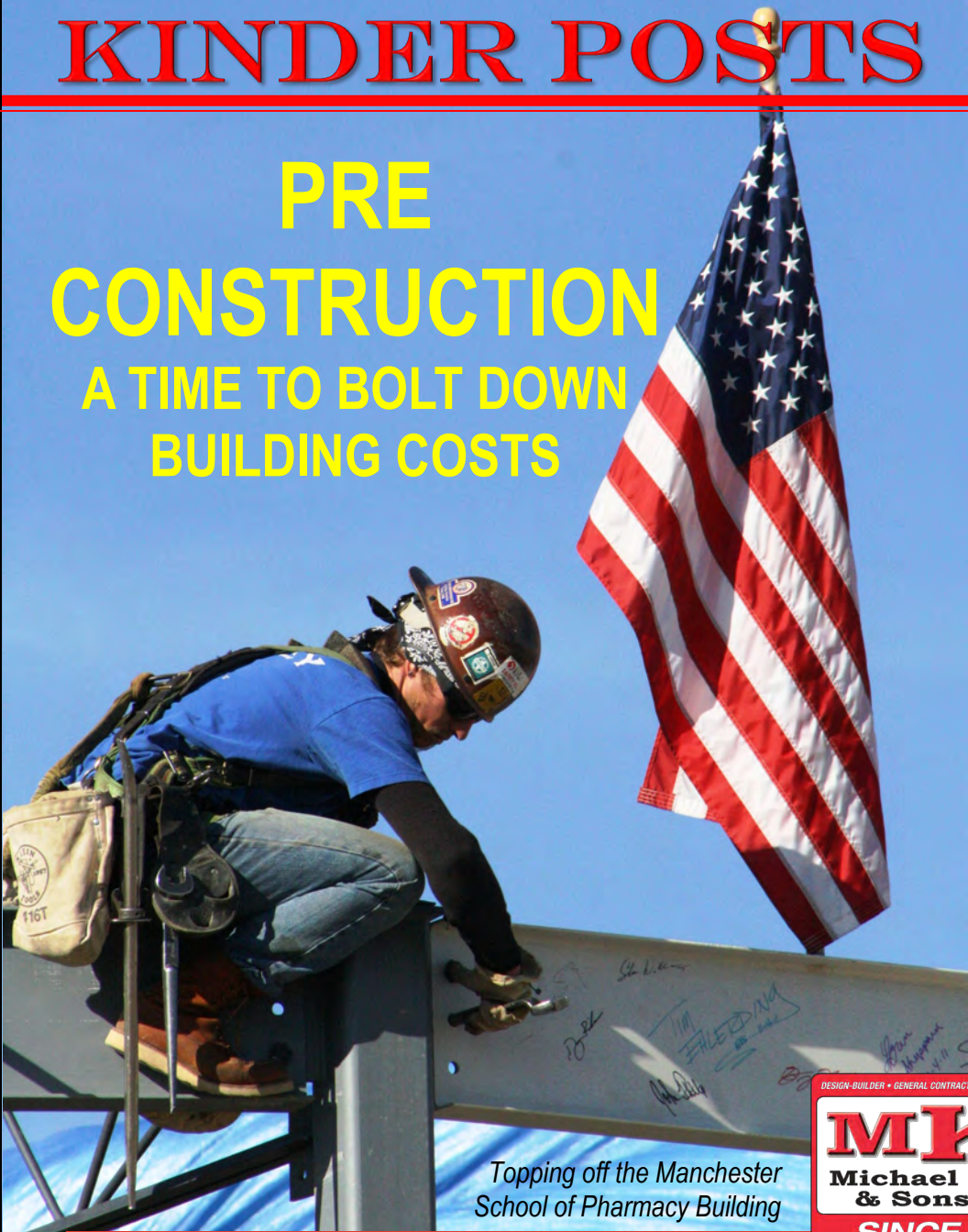


# KINDER POSTS

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## PRE CONSTRUCTION A TIME TO BOLT DOWN BUILDING COSTS



Topping off the Manchester School of Pharmacy Building



In every project undertaken by Michael Kinder & Sons, we survey our customers at various times during their building process. The very last question they are asked after the keys are turned over is this:

“Which was more difficult...pre-construction or construction?”

If we as a design-build firm performed correctly, the answer we receive is, “The pre-construction process was far more difficult!” This acknowledgement tells us we did it right. To date, we’ve yet to hear otherwise.

So why do we gain satisfaction from our clients searching for answers before the first spade of dirt is turned? It’s simply this, if a project gets bogged down in roadblocks and barriers while walls are going up, solutions cost more money, more time, and countless hours of grief.

With the MKS Technique, building your facility is an enjoyable and positive experience. It’s in the pre-construction phase that we push all of the hot buttons.

As a project moves through the various stages of conceptualization, design, and construction, the owner has less and less ability to influence the facility without adding additional cost for changes. The axiom, “Late changes leave less change”, is certainly true when building. Even though alterations are possible during Design Development, Construction Document preparation, and Bidding, the price tag jumps with every intervention. The absolute worst time to change something is when the building starts to rise out of the ground.

Using another scenario, when would you rather plan for a trip...sitting at the kitchen table, or when you’re in the middle of North Dakota, at midnight, your gas tank light is flashing, and farmer Floyd has a twenty-dollar gallon of gas?

Planning for a trip, much like pre-construction planning, makes the journey enjoyable for all.

So if your designer and/or builder doesn’t take the time necessary to establish a workable plan for building your facility, ask them how will changes (that are sure to come) will be funded. If their answer is “That’s what the contingency is for,” it might be time to set down at the kitchen table with a Design-Builder who focuses on the roadmap.

Your building process...an enjoyable experience...the Michael Kinder & Sons way to Design-Build.

DESIGN—BUILDER, CONSTRUCTION MANAGER, GENERAL CONTRACTOR  
SINCE 1892

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