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construction

We bring your concept to reality





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MAEDC Virtual Buildings

Mike Kalb: Project Executive/Business Development

Andrew Bartling : Project Manager/Design

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History

- 1960 Founded
- 1983 Kearney office opens
- 2002 BD Kearney becomes locally owned



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Professionalism

70 +/- Employees

7 Superintendents

2 Project Executives/Business Development

2 Estimators

1 Architectural Draftsman/Network Administrator

2 Accountants

1 Office Manager

4 Project Managers

1 Safety Director/Human Resource Director



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What is a virtual building?

- Drawings- 3D renderings
- Site layout
- Property acquisition costs
- Cost and/or pricing-(building shell)
- Schedule



Construction Management: BD's strengths, details, details

Required team members:

- Design-build contractor
- Developer
- Economic development team

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Lets Create a virtual building

- Location?
- Size of building? length, width, height?
- Use of building?
- Openings?
- Other requirements?

Drawings:

- Elevations
- Floor plan
- Site plan

Site:

- Infrastructure:
 - Sewer and water
 - Roads and access
 - Communications
 - Zoning and local codes
 - Flood zone issues

Cost of Ground

- First right of refusal on adjacent ground
- Ground lease
- Lump-sum purchase

Building cost:

- Lump sum sale
- Lease option
- Lease/purchase
- Gift

Construction Management: BD's strengths, details, details

Schedule

- Shell completion
- Tenant/owner improvements
- Commitment from governing entities
- Right to work / union area
- Other considerations
 1. Survey, soils analysis and SWPPP plans

Virtual buildings success:

- Options
- Drawings
- Research

Don't give the prospect any reason not to visit.

Construction Management: BD's strengths, details, details

Costs to prepare virtual building scenario?

- Can vary but shouldn't expect less than \$3,000.00 or more than \$6,000.00 plus reimbursable expenses.
- Design/build firm may want an exclusive agreement
- Developer may want an exclusive agreement



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Questions?

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