

ONE POINT-OF-CONTACT. ONE CONTRACT.

KDW | DESIGN BUILD SERVICES

START | KICK-OFF MEETING



THE EARLIER A CLIENT CONTACTS KDW IN THE PLANNING PHASE, THE SOONER THEY CAN TAKE ADVANTAGE OF EVERY DEVELOPMENT, PROGRAMMING, DESIGN, AND DUE DILIGENCE SERVICE WE OFFER.

SITE SELECTION

DEFINE PROJECT SCOPE

\$ FIRM PRICE
WE GET HERE FASTER THAN INDUSTRY STANDARD

- 1 **BUILD TO SUIT**
- 2 **INCENTIVES COORDINATION**
- 3 **LAND DUE DILIGENCE**
 - Geo-technical Report
 - Topographic Survey
 - Utility Feasibility
 - Site Assessment
 - Phase I Environmental Report
- 4 **REAL ESTATE DEVELOPMENT**

- 1 **DEFINE FACILITY REQUIREMENTS**
 - Site Function
 - Facility Operations
 - Infrastructure
- 2 **CONCEPTUAL DESIGN**
 - Architectural Site Plan
 - Building Layout
 - Structural/Civil Design
 - Master Planning
- 3 **COST CONTROL ESTIMATE**
 - Line Item Estimate Per Scope
 - Value Engineering Analysis
- 4 **SCHEDULE**
 - Timeline With Milestones
 - Includes Design, Permitting, Construction, & Owner Move-in

DESIGN BUILD CONTRACT

CUSTOMIZED PROJECT DELIVERY

DESIGN

SCHEMATIC DESIGN
REFINE COST CONTROL
PREPARE CONSTRUCTION PLANS

CLOSE ON LAND

BUILD

CONSTRUCTION
COORDINATE OWNER FF&E
(Furniture, Fixtures & Equipment)
ON-TIME PROJECT DELIVERY

PERMITS

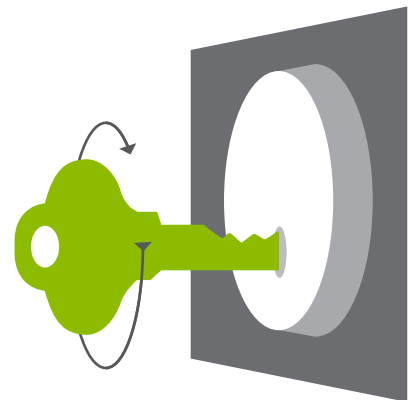
MULTI-STATE
PERMIT EXPEDITING

OWNER MOVE-IN

- EARLY MOVE-IN
- SET-UP UTILITIES
- COMMISSIONING

BEYOND

SERVICE BEYOND WARRANTY
EXPANSION
INTERNATIONAL PROJECT COORDINATION



TRADITIONAL METHOD TAKES 8-12 MONTHS FROM START TO PERMITS PHASE, KDW CUTS TIME TO 4-6 MONTHS