

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

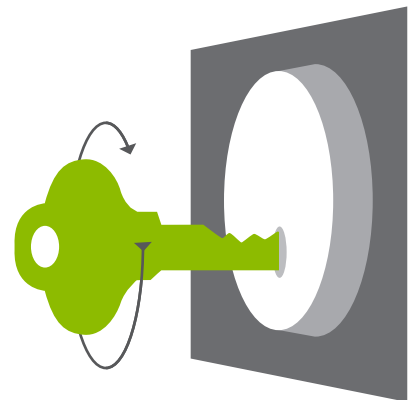
MULTI-STATE  
PERMIT EXPEDITING

## 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