

ONE POINT-OF-CONTACT. ONE CONTRACT.

KDW | DESIGN BUILD

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

- 1 OWNERSHIP**
 - Build to Suit
 - Owner Finance
- 2 MASTER PLANNING**
 - Region Selection
 - Site Logistics
- 3 REAL ESTATE DEVELOPMENT**
 - Incentives Coordination
 - Utilities Negotiation
 - Sources of Financing
- 4 LAND DUE DILIGENCE**
 - Geo-technical Report
 - Topographic Survey
 - Utility Feasibility
 - Phase I Environmental Report

DEFINE PROJECT SCOPE

- 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



SINGLE SOURCE SOLUTION

WITH ONE FEE, WE GET HERE FASTER THAN INDUSTRY STANDARD

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

DESIGN BUILD CONTRACT

CUSTOMIZED PROJECT DELIVERY

DESIGN

SCHEMATIC DESIGN
REFINE COST CONTROL
PREPARE CONSTRUCTION PLANS

CLOSE ON LAND

PERMITS

MULTI-STATE
PERMIT EXPEDITING

BUILD

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

OWNER MOVE-IN

EARLY MOVE-IN
SET-UP UTILITIES
COMMISSIONING

BEYOND

POST OCCUPANY FOLLOW-UP
SERVICE BEYOND WARRANTY
EXPANSION
INTERNATIONAL PROJECT COORDINATION

