

PRE-CONSTRUCTION: HOW A 40-YEAR EXPERIENCED CONSTRUCTION MANAGEMENT COMPANY PLANS FOR A COMMERCIAL PROJECT



At JRB Construction Management Co. Inc., we've been in the commercial construction and real estate development industry for over 40 years. Our family-run business has evolved into a premier construction management firm that has never, and will never, waver from its guiding principles and standards. That means operating with full dedication to every project. We implement and execute construction plans that reflect our unwavering commitment to meeting client needs, budgets, timelines and expectations with quality workmanship.

So, how do we do it? How does a 40-year experienced construction management company plan for a commercial project? Let's take a look.

Our Pre-Construction process involves four key steps: client interviews, document reviews, staffing and procurement. Each step is done thoroughly and thoughtfully with client success as the primary purpose.

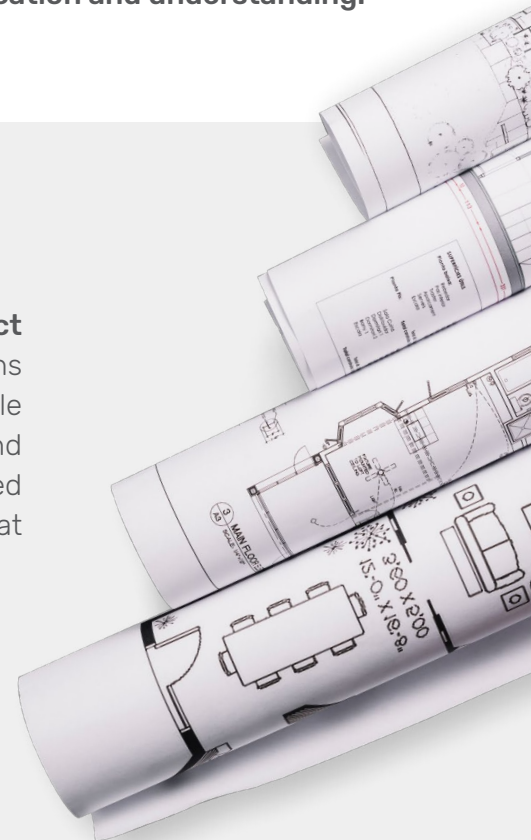
Step 1: Client Interviews

During client interviews, **the focus is to define mutual, realistic expectations of job** success so that all parties are striving towards the same goals and the same outcome. The objectives of conducting client interviews include solidifying the budget, creating a realistic schedule and determining the ultimate end goal. Being on the same page across the board ensures that all aspects of the project are agreed upon and performed as cohesively as possible, and establishes confidence moving forward. By developing distinct parameters early on, contractors are able to work more freely, without uncertainty, when making decisions. To allow for even greater efficiency, it is best practice to present the client with various options for potential delivery methods. Then, they can choose the appropriate method that best suits their needs and their timeline. Creating a partnership of trust is all about **teamwork, communication and understanding.**

Step 2: Document Reviews

The document review phase is essential to the commercial project planning process. This is where a hard look must be taken at both designs and contracts. When evaluating design drawings, be sure to target possible change orders or missing costs. Don't forget to take value engineering and cost-saving possibilities into consideration. A critical eye is also needed when looking at design mock-ups to expose any potential pitfalls so that the necessary steps can be taken to avoid problems down the line.

Reviewing contract negotiations requires the same attention to detail. Never stray from honesty - negotiate fair and comprehensive contracts so that all parties are working within an agreeable contract situation.



Step 3: Staffing

The staff is the backbone of a commercial construction project. The right construction staff should fit into the client's profile of success and have the proper skill set to deliver results with excellence. Once the client interviews are complete, the knowledge acquired and information collected must be passed onto the construction staff so that they are fully aware of the expectations, parameters, constraints and goals that need to be taken into consideration. In turn, this reinforces a positive client experience with a staff that has a personal stake in the overall outcome and success of the project.

Step 4: Procurement

Last, but certainly not least, procurement can make or break a construction project. If the correct procurement strategy is not applied, the entire delivery method suffers. Advanced attention to long-lead materials, approvals, shop drawings and submittals during the pre-construction phase can help to mitigate any errors and avoid costly delays. Taking the extra time up front to make sure that everything is in place will ultimately expedite schedules in the long run. **Similarly, securing materials in advance is key to maintaining a smooth path to completion.**

While these four crucial steps are at the heart of the PreConstruction Phase of every project we complete, there's one other thing that sets the foundation for everything we do. We like to call it **"The JRB Way."** It's a reflection of our guiding principles and our personal and professional values. **The JRB Way relies on honesty, quality and efficiency.** We get the job done right and we get it done quickly, without ever sacrificing your trust or the caliber of work. That's how a 40-year experienced construction management company does it.

Contact JRB