



## PRECONSTRUCTION | FAQ

Selecting the right partner for your project is one of the most important decisions owners make before getting off the ground. With our preconstruction services, MMC Contractors ensures that your project runs smoothly from day one and offers many benefits that remove question marks and uncertainties throughout the process. Here are some of the answers to the most common questions we hear about our preconstruction services.

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### WHAT PRECONSTRUCTION SERVICES DO YOU OFFER?

- **Conceptual Budgeting**
- **Design Assistance**
  - *Multiple Option System Evaluations*
  - *Constructibility Reviews*
  - *System Review and Validation*
  - *One-pass Modeling*
  - *Multiple Budget Iterations*

### HOW DO PRECONSTRUCTION SERVICES BENEFIT THE PROJECT AND TEAM MEMBERS?

*Risk reduction through trade partner buy-in, third party validation, prefabrication, and budget verification helps engineers know where they stand throughout the project. The MMC Contractors BIM team is also a large part of our preconstruction process. They specialize in one-pass modeling — taking the conceptual BIM model and elevating it to the construction level, saving engineers time and money. And finally preconstruction accelerates project schedules and reduces change orders as well as construction administration time, saving you valuable time.*

### AS AN ARCHITECT OR ENGINEER, HOW DO WE GET A TRADE PARTNER INVOLVED IN THE PROJECT?

*For conceptual budgeting, reach out to Andrew Thompson directly to discuss the goals of the project and how we can help through conceptual budgeting efforts. For projects where more than conceptual budgeting is of value, propose trade partner involvement to the construction manager.*

### WHY IS THIS A BETTER ARRANGEMENT THAN BIDDING?

*While a low-price bid may seem appealing at first glance, it isn't necessarily the best option. An accurate bid up front provides the best value, reduces time in the schedule, and allows for collaboration between the owner and project partners.*

## **DO MMC CONTRACTORS PRECONSTRUCTION SERVICES APPLY TO ALL PROJECT TYPES?**

*The best value of preconstruction services will be realized on complex, challenging projects. There is value possible on straightforward projects as well, especially when considering a small preconstruction services scope like conceptual budgeting.*

## **DOES MMC CONTRACTORS CHARGE A FEE FOR THESE SERVICES?**

*First-pass conceptual budgeting can be provided at no cost as part of business development efforts; continued budgeting throughout design can be provided for a reasonable fee, and design assistance fee can be negotiated with the construction manager. However, involvement in the construction project from the beginning helps offset preconstruction costs to some extent.*

## **DOES MMC CONTRACTORS PROVIDE PRECONSTRUCTION SERVICES ON PROJECTS THAT THEY DON'T BUILD?**

*We are glad to be involved in projects early to help the team find the right direction. It is possible that we will not be involved in the construction of the project; if that is the case, we would like to discuss fee arrangements up front.*

## **WHY SHOULD THE OWNER HAVE CONFIDENCE THAT THE COST OF CONSTRUCTION IS COMPETITIVE UNDER A NEGOTIATED AGREEMENT THAT INCLUDES PRECONSTRUCTION SERVICES?**

*Construction managers are able to evaluate and vet proposed construction costs involving negotiated trade partners. As a negotiated trade partner, all construction costs through budgeting are transparent and available for scrutiny. Realistically, anything other than consistent, fair pricing is not sustainable in this construction market. MMC Contractors is focused on long-term client relationships.*

## **HOW DOES THE MMC CONTRACTORS BIM TEAM PARTNER WITH THE A/E BIM TEAM?**

*We will partner with the design team to take their concept and turn it into a fully coordinated BIM model. By working together, we can eliminate duplication of modeling efforts, saving time for all teams. A strong partnership between our BIM team and the A/E BIM team also streamlines communication between the design and construction teams, resulting in fewer RFIs and less rework.*

## **WHAT DOES MMC CONTRACTORS OFFER THAT OTHER MECHANICAL CONTRACTORS DON'T?**

*MMC Contractors has a local team dedicated to bettering the Omaha community. However, we also have locations across the country that offers us a larger perspective on how to best approach preconstruction services. In addition, the MMC Contractors Omaha office is invested in hiring experts in the field. That's why we have full-time engineers on staff to provide more advanced solutions than other local competition.*

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*“MMC Contractors provides great value to the owner through their preconstruction services. Their knowledge of healthcare construction assists the design team to reduce risk, manage the budget, and gain efficiency during the transition from design to construction. MMC Contractors brings a team-oriented attitude to the project that results in all parties working toward a common goal.”*

— Aaron Anderson, Project Manager, Specialized Engineering Services (SES)