

FIVE THINGS TO TELL YOUR BUILDER

When planning the construction of a new metal building or expanding an existing space, we begin with the basics: square footage needed, materials used, and a client's desired aesthetic. The right contractor can help you build your values, your company culture, and your long-term vision into the facility itself. Here are five key things to discuss with your builder before embarking on your construction project.





A knowledgeable design-builder will create a flexible design that's adaptable to budget constraints and value-engineer the project to maximize your investment.

1. YOUR VISION

Imagine your business at the end of this endeavor. Is your team safer and swifter because operations are consolidated? Are you paying less in storage because you finally have enough space? Your foresight is invaluable to planning for a building that can expand and adapt as the business grows. The ideal contractor will custom engineer your facility to bring your vision to reality.

2. PRIORITIES

What is most important to you, the client, during and after construction? Maybe you have a limited budget; perhaps you're ramping up production and you need a larger manufacturing floor as soon as possible. Whatever your top priority is, let your contractor know so they can incorporate your highest needs into the construction process. If saving money is of primary importance, your builder should work with you to achieve your short-term and long-term budget goals. If you need to fast-track the project, your contractor should offer innovative scheduling to get you moved in and operational as soon as it is feasible.

3. BUDGET

Transparency about your budget goals is critical to success. Let your builder know when you have secured financing, and what price is realistic for you. A knowledgeable design-builder will create a flexible design that's adaptable to budget constraints and then value-engineer the project to maximize your investment. Your contractor should discuss your annual budget for operational maintenance with you, even in early stages of the project. While power and HVAC needs have a major impact on operational costs, materials chosen can also cut down on long-term costs – think insulated metal panels versus traditional insulation. Your builder should work with your team in the design phase to select materials and methods that save money over the building's lifespan.



The day-to-day functions of a business and its culture should play into its layout and design. Your new building will help reinforce your company's values and culture.

4. EXPECTATIONS & FUNCTIONALITY

The day-to-day functions of a business and its culture should play into its layout and design. For example, simple changes to a floor plan can have a major impact on productivity. At one recent project, our project manager reconsidered the traditional manufacturing floor layout with the client and collaborated on a floor plan that allowed for machines to be placed closely together. Due to this change, fewer employees were needed to operate and maintain the machines, overcoming labor shortages and increasing profits. Other items to be discussed include flow of work, vehicle traffic around the facility, and the allocation of space for office versus manufacturing/warehouse. Your new building will help reinforce your company's values and culture. Extensive natural light and open plan offices can boost employee morale and collaboration. If you're working toward sustainability, your design-builders should offer construction methods that minimize environmental impact, as well as long-term strategies for mitigating waste.

5. LONG-TERM PLANS

For most businesses, a construction project is more than just a building. If you're a manufacturer, a well-planned facility is a key tool that promotes productivity and growth. A move-in ready, large metal building may be an investment you're planning to lease or sell. Or it may be an asset that will stay in your family as part of a long-term strategy to secure the financial future. Talk to your builder about how this facility will protect decades of people, production and profit. Whatever your plans, your contractor should help you engineer your metal building to meet your short and long-term needs. After all, you're creating an investment that will serve the community with jobs, goods, and services for generations to come.



With over 16 years in construction, Michael Beuschel's role as Director of Construction for Grand Rapids-based Wolverine Building Group's industrial team creates ample opportunities for these conversations with a wide range of clients. Since 1939, Wolverine has provided construction leadership in design-build, construction management and general contracting services. This experience in manufacturing construction allows for the most advanced, customized plan for clients. Thoughts or questions? Reach Mike or his team at wolvgroup.com/industrial-solutions.