

PRECONSTRUCTION

At Horst Construction, we understand that Preconstruction is a crucial time for any project. It is an opportunity to lay the groundwork for a successful project. For us, it is not just about the numbers and pricing a set of drawings; it is about bringing together a dedicated and knowledgeable team and creating a foundation of collaboration, cooperation, and mutual respect for the benefit of the project. It is about building an integrated team where the Owner, Designers, and Horst can collaboratively make confident decisions. Our ultimate goal is to exceed your expectations and create a project you will be proud to associate your name with for generations to come.

During preconstruction, Horst's strength lies in the details. We clearly define the scope, develop a phasing plan that meets the approval of all parties, establish a budget, and actively control the scope to keep the project within budgetary requirements. We proactively work with the design team and your leadership and staff to ensure that cost and constructability issues are identified early and resolved quickly. Horst's commitment to open book communication of all preconstruction information, detailed estimates, and subcontractor costing keeps you in the loop at all times.

OUR APPROACH



HORST'S FIRST PRIORITY IS TO GAIN A THOROUGH UNDERSTANDING OF YOUR PROJECT.



IT BEGINS WITH LISTENING AND LEARNING YOUR REQUIREMENTS AND RESTRAINTS.



NEXT WE ENSURE WE UNDERSTAND THE DESIGN PROFESSIONAL'S INTENT AND DIRECTION.



HORST WILL COORDINATE AND COMMUNICATE WITH ALL TEAM MEMBERS REGARDING:

- COST CERTAINTY
- VALUE MANAGEMENT
- PHASING AND LOGISTICS
- PROJECT PROCUREMENT

OUR SYSTEMS



- SCHEDULING
- ESTIMATING
- SITE STUDIES
- PARAMETRIC MODELING
- CONSTRUCTABILITY REVIEWS AND CLASH DETECTION
- VALUE ENGINEERING
- SUSTAINABLE CONSTRUCTION CONSIDERATIONS
- LONG LEAD ITEM VERIFICATION
- PROMOTION TO VENDORS AND BID PACKAGING
- SITE LOGISTICS PLANNING
- SAFETY PLANNING
- PHASE PLANNING
- LOGISTICS

PROJECT PROCUREMENT

Working with the project team, we will determine qualified subcontractors and suppliers who will be invited to bid the project. You will have final approval on the subcontractors invited. Horst has established relationships with subcontractors throughout Pennsylvania, Maryland, Delaware, New Jersey, North Carolina and Florida.

COST CERTAINTY

Our cost estimating is performed in-house by a team of experienced and knowledgeable full-time estimators. Our historical data is based on actual Horst projects. Detailed estimates are derived from a thorough analysis of the developed drawings provided by the design team. The estimate is organized with detailed individual line items that are defined, quantified, and priced.

Following each estimate, a document is assembled listing the parameters within which the estimate was obtained, as well as quantity takeoff and any Value Engineering or alternative design solutions that have been identified at this early stage. With over 130 years of building experience, Horst will walk alongside you as a partner and guide you in preconstruction through project completion.

