



# W.O.W.

World of Wilcon

Quality | Experience | Satisfaction

Spring 2016

## 2015 Wilcon Scholarship Recipient

Congratulations to Andrew Kinnetz, winner of the 2015 Wilcon Construction Services scholarship.

Andrew has successfully completed his first semester of college at Minnesota State University Mankato, majoring in Law Enforcement. We are especially pleased that Andrew won this award, since he is the son of Lynette Kinnetz, Human Resources and Assistant Project Manager at Wilcon.

In spite of his busy college schedule, Andrew works part-time for Wilcon during his spare hours.



*Andrew Kinnetz, the recipient of the 2015 Wilcon Scholarship.*



*Redtail Drive is just south of Tanager Drive, offering residents a private setting with nature just outside the door.*

## Project Profile Cardinal Creek Apartments



*Project in progress: LP Smartside siding and trim—a beautiful and durable engineered wood product—is being installed.*

**C**ardinal Creek is a 38-unit apartment building located at 111 Redtail Drive in Mankato.

The area borders the beautiful southern hills of Mankato, with paved walking trails nearby. As this newsletter goes to press, the final pieces are coming together and finishes are being installed on all three floors. Apartments are scheduled to be ready to rent by March 2016. Todd Tetzloff of Wilcon Construction, Inc. is the construction manager for this project.

Cardinal Creek is a smoke-free, pet-friendly building with an underground garage. Each one- and two-bedroom apartment home features resident-controlled heat and air, and has its own washer and dryer. Residents will enjoy exclusive use of community spaces including a gym, a gathering room, and outdoor patio space with a grilling area.

Preleasing is currently underway. Contact Lloyd Management at 507-380-5208 or visit them online at [www.lloydmanagementinc.com](http://www.lloydmanagementinc.com).

Henry Ford once said, "If I had asked people what they wanted, they would have said faster horses."

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MN Building Contractor ID# BC008761 • EEO/AA



# Owners Hold The Key To Controlling Costs

There are many factors that influence the cost of construction. Some are obvious: land acquisition, permits and construction costs. Then, there are the future costs or “life-cycle” costs to consider: maintenance, repair and replacement—the cost of keeping the facility and its systems up and running.

One of the most significant ways to control construction costs is to ensure early involvement on behalf of the owner and the contractor. This may seem obvious, but under the traditional method

of construction delivery, the owner commissions an architect or engineer to prepare drawings and specifications, then separately selects a builder by negotiation or competitive bidding at a later stage in the project’s development.

In contrast, the most effective way of achieving early contractor involvement is by employing the design/build project delivery method. Design/build streamlines project delivery through a single contract between the owner and the design/build team, creating an environment of collaboration and teamwork.

As illustrated in the graph picture below, decisions made early in the conceptual planning and design phases have a dominant influence on the cost and completion time of the project. It becomes evident that the owner holds the key to controlling project construction costs because all decisions made at the onset of a project have far greater influence than those made at later stages. In addition, design and construction decisions made early-on will influence the continuing life-cycle costs.

When the owner works with a single *continued below*



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## Controlling Costs... *continued from above*

team under one contract, it is far easier to balance his or her facility needs and budget with the design, materials, systems and construction processes required to maximize the owner’s revenues. United from the beginning, an integrated team works to successfully complete a project faster, safer, more cost-effectively and with fewer change orders.

Learn more about how Wilcon Construction can help you with your construction project from start to finish. Visit us at [www.wilcon-construction.com](http://www.wilcon-construction.com) or call 507.375-5464.

