

# CONSTRUCTION COST CONTROL METHODOLOGY

Whether constructing a golf course, a parking lot or a new clubhouse, the ability to control costs during construction is one of the most important qualities to consider in selecting a golf course architect.

At Herfort Norby, we start the process by preparing realistic estimates of cost and continue to refine those estimates as the project scope and details becomes more well-defined. Twenty five years of experience in the golf industry has made us very familiar with contractor construction pricing and, because most of our work involves public golf and the public bid process, we understand how bonding, wage guidelines and minority hiring requirements can influence pricing.

We've worked with dozens of golf course contractors and we know that contractors prepare and submit their bids based on how comfortable they are with the work described in the bid documents. The more detailed the drawings and specifications and the more time contractors are given to prepare their bid, the more interested they tend to be in a project.



We have been told by a number of contractors that we prepare the most detailed bid and construction drawings in the industry. Although variables like project schedules and unknowns like soil conditions and environmental issues can influence pricing, we know that detailed plans and specifications allow a contractor to bid confidently and aggressively. These detailed plans also minimize misunderstandings and change orders during construction.

We have many years of unit price and lump sum pricing for everything from earthwork and paving to bunker and green construction. As we finalize the project scope and budget, we verify the project cost estimates by vetting project costs with those contractors that are likely to be

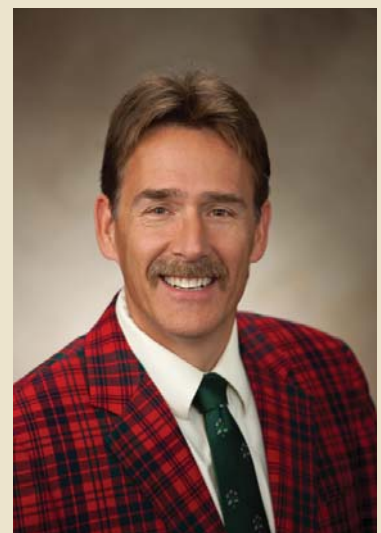


most interested and most competitive. We know what these projects should cost and our cost estimates are realistic and verifiable.

Finally, since 2013 golf course contractors have had an abundance of work. As a result, contractors are now being more selective about the projects they bid. Therefore, it is important that projects be bid well in advance of the anticipated construction start date. In southern climates, this means bidding projects in January or February for a construction start date in May or June. Waiting too long can mean contractors may have already made other commitments and may not be as interested or as aggressive in their pricing.

At Herfort Norby, our experience and the thoroughness of our bid documents have provided a proven track record of projects that were completed on time and on budget.

*Kevin Norby is the owner and principal of Herfort Norby Golf Course Architects, LLC. Recent projects include The Floridian National Golf Club in Palm City, Florida and Coal Creek Golf Club in Louisville, Colorado.*



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