



**HURD**  
Construction Management

# 5 BEST PRACTICES

## Commercial Buildouts and Renovations

- 1 Develop a Clear Plan Before Hiring a General Contractor
- 2 Engage a Construction Advisor Before Signing Your Lease
- 3 Determine Key Purchasing Strategies Early
- 4 Support Your Architect with a Construction Manager
- 5 Provide Clear Instructions for Accurate Construction Cost Estimates

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1

## Develop a Clear Plan Before Hiring a General Contractor

Many times, owners do too much on their own and prematurely hire general contractors before plans are fully developed. This common mistake results in a mountain of new questions and problems as contractors struggle with incomplete plans leading to work stoppages, permitting delays and expensive change orders.

► Working with a proven construction owner's advisor helps you balance the whirlwind of communication with realtors, landlords, architects, and town officials while making sure you have a clear scope of work and clear instructions for your general contractor – delivering meaningful savings for your business.

2

## Engage a Construction Advisor Before Signing Your Lease

Not all spaces are equally suitable for your business. A trained construction advisor's eye will provide accurate construction cost and timing expectations and help you find the best deal. Before you sign a lease, ask your construction advisor to review the site for any deficiencies or design issues and evaluate use, constructability, cost, and timing considerations.

► Working with an experienced construction advisor will give you accurate construction cost and timing expectations and help you choose the best sites while negotiating favorable terms with the property owner.



3

## Determine Key Purchasing Strategies Early

As global supply chain challenges and shortages impact timelines and budgets, extended lead times will be the norm for the foreseeable future.

Get ahead of these issues by developing procurement strategies for furniture, fixtures, equipment, technology, and other critical items during your early-stage construction planning.

► A complete construction project manager with strategic knowledge of décor, equipment, and procurement best practices can help you identify constraints, develop alternatives, and evaluate proactive sourcing strategies to protect your deadlines.



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## Support Your Architect with a Construction Manager

Complement the creative mindset of your architect with the practical, realistic, and efficient approaches of an experienced construction manager to make the most of your budget.

Have your construction manager work with your architect as an expert second set of eyes to avoid mistakes and talk through material and equipment specifications to stretch your dollars further.

► **Supplementing your architect with an experienced construction manager eliminates the unnecessary cost of over-engineering without compromising compliance or building performance.**



5

## Provide Clear Instructions for Accurate Construction Cost Estimates

The lowest quote isn't always the best. If you see wide swings in estimated costs from different construction providers, your instructions may be ambiguous or imprecise. A properly developed project with clear instructions should result in bids within a reasonably close comparable range.

► **Working with a professional construction manager to develop clear scopes of work and contractor instructions will ensure accurate cost comparisons and well-informed contractor hiring decisions.**

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