

# At KMI, we believe in the COST FIRST APPROACH!

We identify the budget and project objectives to ensure they are always aligned. Additionally, we provide budget alternatives and suggestions for cost savings methods throughout the lifecycle of the project.

KMI's Cost Estimating team offers a full spectrum of services from pre-design through completion. When the success of your project is on the line, knowing your decisions are grounded in data and based on advisors you can trust, makes all the difference in the world.

We pride ourselves on providing the cost data clients need to make well-informed, financially sound decisions to support your capital investment. Our team has extensive construction cost experience and a thorough knowledge of job conditions, labor productivity, and operations. By identifying and analyzing a project's scope, time, cost, quality, and performance, we develop an accurate assessment of the construction cost, at all stages.

Integrated within our clients' teams, we are able to provide more accurate cost guidance, budget alternatives to achieve project goals, and overall peace of mind for project stakeholders.

# Service Lead



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# Chris Mixon

### Director of Estimating

As KMI's Director of Estimating, Chris works closely with clients and advises them on the most effective project construction methods. Through carefully evaluating budgets, Chris creates strategic plans to ensure his client's goals fit their financial goals. He develops functional strategies and specific objectives to ensure projects are on track and that all scheduling and financial outlays are accounted for.

# **APPROACH**

The first, and most important question: how much will the project cost?

Answering it incorrectly at the concept phase will lead to cost overruns and time delays. KMI provides clients with conceptual budgets, addressing economic feasibility from the outset.

Value Engineering is an organized effort to analyze systems, equipment, facilities, services, and supplies in order to achieve the essential functions at the lowest cost without sacrificing performance, reliability, quality, and safety. KMI uses a structured VE approach to allow for project value optimization.







Rather than basing the estimate on a detailed design, base the design on the detailed estimate.

Target Value Design is a collaborative design process and provides the best value to the owner. Budget Target Value is a design criterion. We design to the budget instead of using conventional methods.

The constructability review process is used during project design to infuse construction knowledge into the design process. KMI's approach is to conduct the reviews at various points during design development.

Our team's primary focus is that the final design is both "Biddable" and "Buildable".

# NBCUniversal Theme Parks

KMI's employees have a vast record of themed entertainment experience, and the firm has worked with Universal for over 20 years, providing project and construction management, extension of staff, cost estimating, change order management, scheduling, and dispute resolution services on projects from Orlando to Beijing. KMI has delivered a vast amount of international and local projects, thus understand the necessary collaboration of resources needed. We have a great deal of experience in the various aspects of specific estimating and scheduling services as they relate to theme parks and were able to help Universal deliver projects on schedule and budget.

KMI has completed numerous projects and assignments for Universal Orlando over the past 15 years. KMI understands the difficulties and sensitivity that exists when constructing new work within and around an operating entity. KMI has my full recommendation.

Charlie Gundacker Senior VP of Attraction Development at Universal Orlando

**Universal Studios** 

