

Quality Craftsmanship, Customer Service,
Integrity...the foundation for every KMC home

Making a Difference

“For the successful completion of a building project, effective planning is essential. Those involved with the execution of the project in question must work as a team, careful preparation of tender documents, successful scheduling, budgeting, availability of materials, logistics, etc” said Modeste (Managing Director of Kenroy Modeste Construction Co.)

“The vast majority of construction projects are single family residential houses and renovations, however all building projects include some elements in common, design and financial considerations.”

“Several project structures can assist the client in this integration, including design-build, partnering and construction management. In general, each of these structures allows the client to integrate the services of architects, engineers and general contractors throughout the design and construction phase. In response to this and other challenges, many construction companies are growing beyond traditional offerings of design or construction services alone, and are placing more emphasis on establishing relationships with other necessary participants through the design-build process, too many construction projects suffer from preventable financial problems.

Underbids, asking for too little money to complete the project, cash flow problems exist when the present amount of funding cannot cover the current costs for labour and materials, having insufficient funds at a specific time can arise even when the overall total sum is enough. Sound financial planning for the project is intended to ensure that a solid plan, with adequate safeguards and contingency plans is in place before the project is started” accord-

ing to Modeste, “The construction contract is a complex net of agreements, each of which must be carefully considered, a contract is the exchange of a set of obligations between two or more parties, but it is not so simple a matter as trying to get the other side to agree to as much as possible in exchange for as little as possible. The time it takes to execute a project from start to completion is a critical element in construction, delay costs money, and in cases of bottlenecks, the delay can be extremely expensive.

Thus, the contract must be designed to ensure that each side is capable of performing the obligations set out. Contracts that set out with clear expectations and clear paths to accomplishing those objectives are far more likely to result in a successful project flowing smoothly and finish on time, whereas poorly drafted contracts may lead to confusion and delays”, insisted Kenroy Modeste, the master builder from Balthazar, St. Andrew.

“Construction practices must conform to local building authority regulations and codes of practice. Cost of construction on a per square metre (or per square foot) basis can vary dramatically based on site conditions, local regulations, economies of scale and the availability of skilled trades people.

In the modern world of technology, construction usually involves the translation of ideas on computer based designs into reality. The design usually consists of drawings and specifications, usually prepared by a design team including the client, architect, general contractor. Once the design is completed by the design team, a number of construction companies may then be asked to bid for the work, either based directly on the design, or on the basis of

drawings, with a bill of quantities prepared by a quantity surveyor. Following evaluation of bids, the client will typically award the contract to a responsible bidder not necessarily the lowest price.” Modeste explains, not wanting to give away too much of his formula for success.

“I would like to see Kenroy Modeste Construction Co, be a leading player in the construction sector and become involved in community development and also to change the perception of the construction sector for the better. With strong leadership and a committed team of dedicated skilled workforce, I believe we can make a positive difference.”



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