

PM CONSTRUCTION CO. NEWSLETTER

Ideas & Information

Winter 2009



Walgreens, Augusta, Maine



Walgreens, Norway, Maine



Walgreens, Bath, Maine



Walgreens, North Conway, N.H.

There's No Such Thing As A Prototype

Having been involved in commercial construction for more than twenty years and worked throughout New England with numerous clients, we know that just because a building's design is a prototype doesn't mean that it's constructed identically each time.

In recent years, many cities and towns

are requiring specific design criteria that conflict with the prototypical design a retailer desires for its brand identity. The municipalities want new retail buildings to blend in with existing neighborhoods. Retailers and developers have come to recognize that they need to be flexible with their building designs or face a "no" vote from the planning board.

The challenge arises when a developer wants to do projects in different cities with varying requirements. How do they establish construction budgets that allow them to set lease rates early in the negotiation, then meet those budgets, with so many variable factors?

There are two ways to accomplish this:

- 1) Set your own budgets and hope the cost comes within the budget you have established, or
- 2) Work with your team—architect, engineers and builder—from the beginning.

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Prototype...

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With most of our clients, we do this type of collaboration. Potential sites are assessed, evaluating the possible pitfalls of each. The architect and engineer work up a preliminary design and we prepare a budget before the developer negotiates the lease with the end user. This gives the developer the tools to work out the best deal for everyone. The key to succeeding in this type of team effort is having all the parties work honestly with one another to take care of both the tenant and owner. Without that cooperation, none of us can be successful.

As you can see from the accompanying photos, building Walgreens prototype stores can mean constructing different styles of building. If you're working with a program of prototype projects, call us to ensure your success with each and every location!

Our New Year's Message

This past year was a difficult one for many in this country, with prices rising for everything from gasoline and fuel for heating to food and other necessities, declining home values, job losses, the Wall Street mortgage mess, not to mention our ongoing military conflicts.

But, regardless of our problems, Americans have demonstrated, as they have for more than 230 years, the spirit and resolve that's made this country what it is. We recently elected new leaders following a hard-fought, yet orderly, process that reinforced our commitment to democracy. It's our fervent hope that those we have chosen can, and will, address the issues and head us back in the right direction.

Here at PM Construction, we look ahead to the promise that the new year brings. We are grateful to have a successful business, with dedicated, hardworking employees, outstanding building team partners, supportive corporate friends and, of course, loyal clients. You are the heart and soul of our company, without whom our success would not be possible.

The entire PM Construction team hopes you had a safe and healthy holiday and that the year ahead is filled with happiness, opportunity and prosperity.

It Is Our Goal...

Our commitment to business and industry is to provide superior construction service and product at a favorable cost. We are a proud company and you will see that pride reflected in everything we do. We will always do our best because that way we all benefit—clients, employees and owners, alike. This is all accomplished through teamwork, professionalism, quality control, and pride.

We feel that the key to our success has been the personal client relationships, excellent project management, outstanding subcontractor relationships, and relentless pursuit to provide top quality construction.

*Visited our website recently?
Check it out at www.pmconstruction.com*



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