



Midwest Construction Group
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PRECONSTRUCTION

GETTING YOUR PROJECT SHOVEL-READY





WHY BUILD WITH MIDWEST?



For ten years we've been providing high quality, cost effective, construction services while putting our values first.

A new building project shouldn't have to take more of your work or time. Since 2010, Midwest has been providing a full range of commercial construction services and solutions. Our pre-construction professionals handle your project as if it were their own. We understand the process because we do it every day with our own retail, commercial, office, multi-family, and industrial buildings.

We are defined by good people doing what's right. Our team has worked for larger construction companies and completed large complex projects, but we haven't forgotten the humble values that have made us who we are. We are hard-working family folks who believe in people first - and that will never change.

WHAT WE DO



PRE-CONSTRUCTION

The work done before construction is vitally important. By understanding your organization with a Feasibility Study, site selection and planning, building programming, space analysis, and budgeting, we develop a strategy to ensure a return on your investment.



VIRTUAL DESIGN CONSTRUCTION

Using detailed drawings and specifications, Midwest Construction Group offers a 3D virtual design walkthrough presentation of your building. Before you even break ground, you'll see exactly what you're getting for your investment.



GEERLINGS DEVELOPMENT

Geerlings Development teamed up with Midwest Construction Group to leverage their knowledge, experience, and resources to facilitate and complete developments that inspire owners and positively impact communities. With customized solutions, they educate owners and investors to understand the challenges and benefits of modern-day commercial and residential real estate development. Geerlings Development can help acquire property, perform feasibility studies, help secure tenants, and through Midwest Construction fully manage and build a turn key property.



CONSTRUCTION

As a Design Build/General contractor, Midwest Construction Group acts in the owner's interests at every stage of the project. Offering advice, uncolored by any conflicting interest, on matters such as the optimum use of available funds to the avoidance of delays, changes, or disputes, yields the greatest possible benefit.



FACILITY MAINTENANCE

Over the past 10 years we have provided a variety of maintenance, repair, and renovation services to our commercial clients. We are committed to quality, managing every detail of the project, from concept design to permit application to final touches. Our experience, expertise, and resources provide a broad scope of follow-up services and facility maintenance.





8 THINGS

THINGS TO CONSIDER BEFORE BREAKING GROUND.

01

SITE SELECTION Perhaps the most important aspect of a project is selecting an appropriate site for the type of development that is proposed. Just because a site can be bought or leased does not mean it is necessarily suitable for development. We will help you carefully determine how well the features of the site match the needs of the proposed development which will save time and expense down the line. Careful site selection can help a developer to identify what expenses are likely to be associated with the development project.

02

PLANNING & ZONING Clients typically conduct market studies to determine the best location within a jurisdiction. However, jurisdictions usually require feasibility studies before they will approve a permit application. It's necessary to know the intricacies of planning and zoning rules in your chosen city or township. Market Feasibility takes into account the importance of the business in the selected area. This process can be tedious, but we'll take it from here.

03

ENVIRONMENTAL FACTORS Has the property you've chosen had previous commercial use? If so, an Environmental Site Assessment should be done. This report helps to determine the possible exposure from a new development or the extent of potential hazards. Think soil and groundwater contamination or drainage issues from a parking lot. Having the assessment done can help eliminate surprises and costly setbacks.

04

SOIL PROFILE A soil profile will help determine if a site will be able to accommodate your construction project. What types of soil are on the property and where are they located? Soil strength, compaction, contamination, and more can have an impact on your build. We're able to determine the best course of action from here.

05

CLEAN AIR REGULATIONS While the ground you're building on is an important piece of the puzzle, it isn't the only environmental issue to consider. Air pollution and greenhouse gas emission rules and regulations could be hoops you weren't prepared to jump through. We'll ensure you're fully prepared for whatever areas of compliance are necessary.

06

PERFORMANCE ANALYSIS Similar to understanding how a site is or has been affected by previous use, discovering how past businesses have performed is important. This information is especially helpful if the previous ownership was a competitor or similar type of business. You could gain valuable insight into how your business might do in this location. On the same hand, understanding nearby tenant sales data garners even more insight into the site's performance as a commercial operation.

07

TRANSPORTATION How will people visit your site? It's so important to consider the accessibility of your build. Do you need to consider how the new build will affect traffic flow? Are there plenty of access roads? We make sure accessibility is a top priority. The consideration should go beyond cars and roads, though. A nearby railroad or airport could spell complications during construction. Cranes might need to be placed strategically, construction traffic might be diverted, and the operation of a structure after construction will always be affected in one way or another by these larger modes of transportation. We use all of this information and plan accordingly.

08

IDENTIFY UTILITIES Utilities are a big part of the construction process, it's imperative to know who will install and manage gas, electric, and other power lines. Have you looked at who will supply water, sewer, and storm drainage? There could be specifications on where and how these lines are placed. Phone and cable might seem like post-construction issues, but knowing the full picture before a project begins keeps costs in budget and eliminates surprises. Don't worry, we'll take it from here!



SCOTT GEERLINGS
PRESIDENT

With 30 years of experience in commercial, industrial and residential construction, Scott Geerlings has a keen knowledge of local real estate markets and a strong understanding of financial options available that are most advantageous to clients.



BRIAN VANBEVEREN
ESTIMATOR

Brian VanBeveren has over 20 years of experience in commercial and residential construction. Brian specializes in design/build, pre-engineered buildings, general construction and construction management.



JASON HALL
BUSINESS DEVELOPMENT

Jason Hall has worked in all areas of the construction cycle, from finding the right piece of property that fits your needs and selecting the best pre-construction team to suit your architectural or engineering needs.



JOHN BOONSTRA
PRINCIPAL

John Boonstra has more than 25 years of experience in the construction industry. With an extensive background in commercial, industrial, retail and institutional construction, John is well-versed in all aspects of the construction process.