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## **DESIGN & BUILD**

- Site Survey/Building Survey
- Feasibility Study
- Concept - Drawings - 3D Visuals
- Preliminary Budget | Pre-cost Planning
- Time Frame
- Product Specifications/Ordering
- Material Ordering
- Construction administration
- Project Management
- Project Execution
- Site Supervision
- Project Delivery
- After Completion Services/Maintenance

## **Why Design & Build**

### **1. Everybody is on the same team:**

We're all in this together and we all have the same goal – to successfully deliver a project with quality and on time exceeding our client's expectations. When challenges arise on a project (and there are always challenges), pointing fingers is not an option, everyone focuses on finding and working on the solutions.

### **2. Total accountability:**

One company is accountable for everything – including how the end result will look, how much it costs and the timeline of completion. More attention is given in pricing and scheduling during the design phase, since the same company who is designing the project will also build the project. The cost of all elements is considered early on in the process; all fees, construction costs, furniture, accessories – everything. Scenarios such as "their renovation cost twice as much as the architect said it would" is completely unacceptable in design-build. Design-build focuses on results, not excuses.

### **4. Expertise:**

Design-build firms are experts in both fields. There is an incredible advantage to working with architects that can think like builders and builders who can think like architects. Architects having professional experience in construction and understanding cost, sequencing and how buildings go together. Design-build is a commitment, something we dedicate ourselves to, for an entire career – not just when it's convenient.

### **5. Professional guides:**

As a beacon to clients throughout the process, guiding the way to the best possible outcome. Design and construction shouldn't be chaotic or stressful. Design-build refines a system from beginning to end and manages the chaos into orderly steps.



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### **6. Involvement:**

Design-build operates under the assumption that the client actually wants to be an active participant in the design and construction of their home. By taking an involvement they're guaranteeing that they get the outcome and satisfaction of their goals – what they want is going to be achieved. We've found that such an involvement is inspiring and gives people a lasting sense of pride about their home.

### **7. Collaboration:**

Design-build cuts out the big egos so common in the design industry. In design-build the client retains total control over the project and the team is there to empower them.

### **8. The best kind of communication is open, honest and often:**

Design-build is transparent because we want clients to understand the process and to know what's going on. The best partnerships work, not because people say what

everyone wants to hear, but because they say what everyone needs to hear. Through clear communication the budget is defined early on and it becomes the agreement for the entire project.

### **9. Time is of the essence:**

Design and construction involves managing hundreds of timelines that need to coordinate in lockstep. Design-build creates opportunities for clients to sit with big decisions, ask questions, and consider their options. Anything the team can do to avoid taking steps backwards is going to lead to better, faster and more cost-effective results. The design-build system is highly adaptive and responsive in the field. Big decisions can be revisited during construction without change orders or additional fees. The conventional story is that if you make changes it will cost you money – not necessarily so in design-build.

### **10. Cost savings:**

Inherent to the design-build model is a savings of approximately 10% of the project costs.