

West-Powell

RESIDENTIAL DESIGN-BUILD

4360 Dale Farm Rd. Morganton, NC 28655

Mark D. West
(828) 850-4262
mark@westpowell.com

Brad R. Powell
(828) 443-9324
brad@westpowell.com

Why Choose Design-Build?

Perhaps the most appealing and easy to recognize advantages Design-Build offers are the convenience and comfort of one-stop shopping. The client looks to a single entity to take full responsibility for design, construction and satisfactory completion, and delivery of the project on time and on budget. As a natural consequence, there is less finger pointing because as ideas are generated, all team members make decisions with a cooperative approach. This means greater efficiency, cooperation instead of conflict, and a better project for the time and money invested. When this team approach works well, it fosters an enjoyable and mutually beneficial way of doing business for the client and the Design-Build team of professionals. As the design phase of the project moves forward, all parties get to know each other, working out and establishing the terms of the relationship. This establishes trust as well as a mutual respect for the realities of completing a project.

Cost Control

Trust is the key consideration here and can become the client's most valued benefit. Provided that a realist budget and scope of work is established and agreed to prior to entering into a Design-Build agreement, the Design-Builder takes on the responsibility of protecting the budget as design happens. Savings and/or budget control are then achieved through better planning. The Owner can exercise his desired degree of control over design with the added advantage of knowing the cost implications of each decision as they happen.

Quality Control

Quality of the design and construction of the project happens by default with the Design-Builder's team working "together" to meet the client's performance requirements. The architect and contractor are able to focus on the project, with an emphasis on quality, rather than protecting their own individual interests. The lines of communications are simplified and chances for misunderstandings are reduced. The construction expertise of the contractor and the design expertise of the design professional are melded to produce a greater value for the owner than what might be realized if both were working independently. Additionally, quality is maintained through the early discovery of most problems and the implementation of real solutions.

Quick Delivery Time

The client saves time and trouble by dealing with a single source for all matters instead of separately with a contractor, an architect, an engineer, and subcontractors. Bidding periods and redesign time are eliminated. Overall time to design and build the project is substantially reduced because design and construction activities overlap. The contractor can proceed with early procurement of critical materials and schedule labor and subcontractors for greater effectiveness. This means the project can be on schedule sooner.

If necessary to meet client's deadlines, Design-Build lends itself readily to "Fast Tracking" where construction begins while detail drawings are still in process. The project can be completed in less time because work can begin before all the elements of the design are complete. For example, the foundation can be completed to beat the frost, while the selection of windows and doors and how they will be detailed has yet to be completed. This fast tracking can reduce the owner's interim financing costs and will permit the owner to occupy the project at an earlier date.

(Joseph Dellanno, Reprinted from Residential Design & Build Magazine - www.dbmagazine.com)