

Why should I consider Design-Build for my construction project?



Design-Build is one of many types of delivery processes for a construction project. The process is not new, but has been around for a long, long time. The Master Builder/Architect, the precursors of Design-Build, used it to construct structures from ziggurats to cathedrals. The private sector of the construction industry has been using the process for many, many, many years for all construction types, and it is now becoming quite popular for work in the public sector, such as municipal projects. LaMantia has been using the process for over 37 years for residential additions and renovations. It is a time-proven process.

Design-Build combines the disciplines of design, architecture and construction under the umbrella of one firm or company. A homeowner need not search for an individual designer, then an architect and then a builder. The homeowner does not need to interface with and coordinate all the services. A Design-Builder provides the necessary harmony in having all elements work together to a satisfactory end result.

Design-Build resolves the conflicts that often occur with the Design-Bid-Build construction delivery process – for example, “The architect’s drawings aren’t complete,” the builder says, and “The builder doesn’t understand the intent of the drawings,” the architect says. This can’t happen with Design-Build because the firm is both the architect and the builder. Finger pointing is not possible.

Design-Build offers the benefit to the homeowner of knowing the cost of the work early in the life of the project. Once the initial design has been formulated and the scope of the work has been clearly defined, the Design-Builder will present an accurate Price Proposal to the owner. It is based on the ability and experience

of the firm to determine costs using sketches and scope descriptions rather than complete

architectural construction documents. If a homeowner is concerned with the competitive nature of the process, simply contact another qualified Design-Builder for comparative services.

Design-Build can dramatically reduce the timeline for a construction project. This is why the process is becoming more and more the preferred delivery system for construction work. The construction clock begins at the end of the first stage; that is, right after the design phase. There is no need to wait to start the construction agreement until after the design; the architectural documents and the bidding are finished when using the Design-Build delivery system. Then the homeowner has to select the “right” contractor. Also, many times the bids come in higher than the homeowner has budgeted and time is lost while the project is redesigned in order to reduce costs. Much time is lost.

Design-Build is THE efficient, comfortable, cost-effective and timely constructions delivery method.



LaMantia Design & Construction Architects & Builders

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