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Shavings

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Design-It, Build-It!

by Craig Lord



In my travels through the world of residential remodeling I have heard a familiar refrain from many of the people I meet. It comes at the time when they realize that they cannot afford the project of their dreams. What has happened in most cases is the owner has hired an architect to design some kind of improvement to their home, a new Family Room or Kitchen Addition for instance. Plans completed, the Owner asks for bids from three reputable contractors. When the bids come in, the Owner realizes that the cost of the dream project is greater than the Owner can or is willing to spend. It is a cry of frustration



when the Owner realizes she is facing a costly redraw of the plans or has to seek a less desirable contractor. I have seen this happen too many times, that's why, over ten years ago we switched to Design-Build as our process for planning and executing a successful remodeling project.

Design-Build is a team oriented process where the Owner hires a single firm to provide first a design for the project and then the construction of the project. Alternative processes are Design-Bid-Build and Construction Manager cost plus fee. Recently I came across an article comparing these three systems of project delivery. In his book "A Comparison of United States Project Delivery Systems" Mark Konchar studied over three hundred projects. The conclusions reached by this study were remarkably similar to what I've learned in the field. Design-Build scored higher than the other delivery systems on several important criteria. Not only was Design-Build less



expensive than the other delivery systems it also had the fastest completed projects with the fewest amounts of cost overruns.

There is a distinct advantage to having construction input at the start of the design process. Design decisions can be made with pricing input instead of working in the dark. It is much easier to stay on budget this way. Another advantage to the Owner is a single point of responsibility, no finger pointing between the different players. Design-Build is a team oriented approach that will guarantee that your project is successful.



News in the Neighborhood

As the April showers bring May flowers finished remodeling projects are blooming all over town. Kathy and Phil Cooper have a new Master Bath and Closet system to enjoy, but their favorite space is the attic space we created over their Garage. You can never have enough storage space. Karin and Jon Lavallee will soon be entertaining in their new Family Room with fireplace. When the weather is nice they can use their new porch and patio. Ann and Mark Baiada are moving into their new home in which they will enjoy a new Master Closet. Elizabeth and David Rosvold will soon be enjoying a new Master Bath. They traded in an old whirlpool tub for one of the new free standing tubs.



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Carpenter's Corner:

What do you enjoy most about your Job?

Sang: I enjoy my job because I love my job. The quality of the people I work with, that's why I enjoy my job.

Jeff: It appears that everyone is allowed and encourage to participate in many aspects of the business. This contributes to my feeling of being part of a team effort.

Mike: Using my skills to present a beautiful job to my customer.

Gary: The appreciation I receive from a client for the time, hard work, care and pride I put into my job and their home.

Carl: The best part of my job is turning a customer's dreams into reality! A house into a home, that will bring many years of satisfaction. I enjoy working with my hands and creating a final product to be proud of. The entire building process from start to finish is something I have always enjoyed.

