

DESIGN/BUILD

THE TEAM APPROACH TO COST EFFECTIVE CONSTRUCTION



THE LOMBARD COMPANY

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DESIGN/BUILD - THE PROVEN CONSTRUCTION SYSTEM THAT WILL MEET OR EXCEED YOUR EXPECTATIONS AND DELIVER THE PROJECT ON TIME AND ON BUDGET.

The Definition

Design/Build is a construction process which utilizes a team approach for project delivery. The team consists of the owner, general contractor, architect/designer and the major subcontractors. The design/build team provides the owner with a coordinated single source of responsibility and accountability for the entire project. As with any team, the members work together to achieve style, quality, function and efficiency throughout the entire design and construction process.

The general contractor acts as the coordinating team manager. Since the design/build concept allows for more interaction between all team members, this building method creates an open exchange of ideas early in the process which results in considerable savings in cost and time.

The team starts with the project planning phase, which includes site assessment, master planning of the design concepts, accurate initial budgets and all reviews and approvals. Then, the actual schematic for the design is submitted, which includes floor plans, exterior



elevations and all engineered systems required for actual plans and accurate estimates.

Next, the construction phase is laid out. This includes project scheduling, which is the timing and sequencing of all aspects of the construction process. The general contractor ensures that the schedule, cost, quality and safety standards are met. Finally, the design/build team handles the post-construction phase, which includes system training, startup and providing owner manuals and warranties.

The Advantages

Unlike traditional methods, in which separate contracts are issued for design, construction and other phases of the work, design/build brings the owner, general contractor, architect/designer and subcontractors together to work as a team to get the job done. *The advantages are many:*

- **Early cost and construction input from the team**
- **Guaranteed maximum savings on cost and time**
- **Clearer communication**
- **Realistic completion dates**
- **Win-win, teamwork attitude**
- **Fewer change orders**
- **Lower design fees**
- **Reduced legal fees**
- **Streamlined schedule**

For the owner, there is another major advantage. A coordinated team does the work for you and your involvement is as it should be, "the owner." The team reports to you on a regular basis allowing you more time to do what you do best...run your business.

THE LOMBARD COMPANY - A PIONEER

Design/Build is a construction concept that The Lombard Company began utilizing nearly 50 years ago.

We realized the many advantages and assembled an efficient working team long before other contractors began considering the advantages of design/build. What followed was a series of very successful design/build projects which included a variety of areas like offices, retail, industrial, municipal, senior living and many other projects.

We have continued to refine and perfect the concept, and today Lombard's team members are some of the most respected professionals in their area of expertise.

If you decide design/build is the best method for your next project, consider The Lombard Company, a pioneer and proven expert in this field.



Is Design/Build the Answer?

Design/Build is now used in over 30% of all non-residential, low-rise construction projects. Why is this delivery system so popular and growing? The answer is design/build being faster and less costly than the traditional 'design-bid-build' or 'construction management.'

Design/Build is the Right Choice for You if:

- ✓ **You are the busy owner of a growing business with limited time available to lead a construction project.**
- ✓ **You want a professional to take on responsibility for the entire project, including planning, permitting, design and construction.**
- ✓ **You have little or no experience in construction.**
- ✓ **Your project is time sensitive.**
- ✓ **You have a definite budget and want to make sure you don't exceed it.**
- ✓ **You are comfortable choosing a builder based on reputation and performance.**
- ✓ **You want to work within a team environment.**

