

Design + Build

HåKON like to take a simple approach to design & construction. A team working together from start to finish in open communication and purposeful collaboration to deliver results.

It is the notion that when clients sit at the same table with architects, builders, engineers and craftsmen; the best ideas are born. The way is paved for creative solutions to take hold; resulting in costs minimised, schedules streamlined and efficiencies realised.

1. Outlay

Selecting a Design-Builder

The Design + Build process begins when you select your Design-Builder. In other methods; you would start by selecting an architect. To limit the potential risks associated with having one entity design and construct your facility, you may have a competitive bidding process for Design-Builders.

Design-Builders aim to find you savings throughout the design and construction process.

Design-Builders deliver the best value by evaluating budget solutions early in the design process and by creating continuous price estimates as the design progresses.

Limiting your prospective builders to priced bids before they have a chance to get into the project can lead to misleading and uncertain estimates. It can mean a project that doesn't deliver what you need.

Pre-construction and building value engineering into design

The pre-construction phase of a project is crucial; setting the course for a successful job. It includes business and financial assessments, in which your Design-Builder's pre-construction team learn about your goals, vision, financial realities, current and future needs.

Concurrently, architects and engineers begin architectural, mechanical and electrical system assessments and review any existing floor plans, structural systems, heating; cooling and ventilation preparations, interior and exterior finishes. While the design team gathers critical information; surveyors perform a field assessment of the job site in preparation for construction.

Next, detailed architectural design begins in earnest and represents the best opportunity to capture value in your project. After all, architectural design isn't just about appearance. It's a blend of form and function where strategy, vision, aesthetics and technology come together as a complete design that should drive your project to success.

Architectural Design

At this stage, your project team has a solid understanding of your project; the financial needs, schedule, job site and your architectural and mechanical requirements. Next, your construction team and project managers partner with the architectural team to value engineer cost savings into the design.

This is where Design-Build differs from other construction methods. Architects can be employed directly by the Design-Builder, or the Design-Builder can subcontract out specialty design to trusted architectural design partners. Architects work on the same team, under the same contract with the Design-Builder.

All key project team members come together to form a design that balances all needs. Architects, engineers, construction professionals, key subcontractors and vendors can all add value at the inception of a build.

Construction

Following architectural design, you will save time as you won't need a second bid phase to select a contractor. In fact, your Design-Builder will start readying your job site while design progresses, and elements of construction can begin during the design phase. By overlapping construction and design, your project team can deliver a timely build that makes aggressive schedules possible. You will still have a construction team, specialty subcontractors, material vendors and all the same quality standards as you would in other methods. But the job will get done in a timely manner, to a clearly defined scope with total accountability.

Post Construction

Once your new or renovated property is complete; your Design-Builder should provide a post construction handoff, that includes all documentation for future owners. Don't overlook the post construction handoff, as it is a critical part of any build.

Benefits of Design+Build

Design+Build offers many unique benefits and advantages that other construction methods simply do not. Some of the biggest benefits of Design-Build are rapid delivery, a smooth process, better solutions and better communication.

Rapid delivery

As we covered in the Design-Build process section, Design-Build offers rapid delivery because design and construction happen concurrently and because there's only one selection phase instead of two. The delivery method turns otherwise impossible timeframes into reality.

Smooth process

Time and again, Design-Build reliably equates to headaches eliminated, teams collaborating and owners pleased. The single-source responsibility afforded by Design-Build means there is no conflicting recommendations from contractor and architect. Instead, one entity has total accountability for any and all construction and design elements. Owners know where the buck stops and the way is paved for a smooth client experience.

Better solutions and better value

In Design-Build, there's no need to limit solutions to traditional ideas. The job is the boss. So teams are only limited by what's right for the project. As ideas come to the table, teams work as one unit to analyse them; in full transparency, so owners are assured of getting the best materials, schedule, design and more. This innovative process makes it possible for owners to see more options, make better-informed decisions and realise a better value.

Better communication and fewer problems

Delivering a successful Design-Build project requires open collaboration between all team members. Creating a team-oriented approach promotes high levels of communication and transparency; both imperative to the success of any project. It allows clients to share their vision with the team and align the interests of any stakeholders.

The team-oriented approach also provides the collaborative effort necessary to evaluate the project's objectives, assess schedules and analyse opportunities as the project progresses. As a team, no other group is better qualified to align the clients vision with the goals and objectives of the project.

Design-Build facilitates it. All team members stay on the same page because everyone is working under one contract. Clients are kept up to date by a set contact from the Design-Builder. As a result, Design-Build is well suited for the most complex jobs, simplifying them so clients realise better quality.