



**CUSTOM BUILDING SYSTEMS
CUSTOM PAVING COMPANY**
Division of Quinn Sales, Inc.

What Is Design/Build Construction And how can it help my organization?

Design/Build is the method of contracting where the owner hires a competent contractor who in turn hires an architect, structural engineer, mechanical/electrical engineer, civil engineer and any specialty consultants. All design and construction is handled under one contract. The design team works with the owner from day one to design a building best suited to the Owner's needs. The best construction value, most sensible materials and methods and the Owner's requirements are all designed into the project. The result is a project with a realistic budget, little to no change orders, and the best effective design from the start.

Our success with Design/Build starts with the assembly of the appropriate design team. We work closely with various architects and engineers who specialize in particular types of projects. We match the requirements of the project with ability and expertise of each member of the team. This develops a team that is just right for the job, not over or under qualified. When the right design team is set up, Custom Building Systems coordinates all aspects of the design, adding value engineering throughout the entire process.

Key Benefits

- **Singular Responsibility**-With both design and construction in the hands of a single entity, there is a single point of responsibility for quality, cost and schedule adherence.
- **Quality Control** – The design-builder is solely responsible for the completed project. This fact motivates the design-build team to build in quality throughout the entire design and construction process.
- **Cost Savings**-Design and construction personnel, working and communicating as a team, evaluate alternative designs, materials and methods efficiently and accurately. Value engineering and the ability to construct are utilized continuously and more effectively during the design and construction process.
- **Time Savings**-Since design and construction can be performed as concurrent activities, and bidding periods and redesign are eliminated, total design and construction time can be significantly reduced. Design-Build is ideal for the application of the “fast track” construction techniques without associated risks to the owner.
- **Reduced Administrative Burden**-Design-Build can be resource-intensive during the early phase of a project. The owner is not required, during actual design and construction to coordinate and arbitrate between separate design and construction contracts or resolve budget and schedule conflicts.
- **Early Knowledge of Firm Costs**-Guaranteed construction costs are known much in advance, compared to other delivery systems. The entity responsible for design simultaneously estimates construction costs and can accurately conceptualize the completed project at an early stage.