

5 REASONS WHY A DESIGN-BUILD FIRM IS THE SMART WAY TO MAXIMIZE YOUR INVESTMENT

ALLEVIATE STRESS WHILE SAVING YOU TIME AND MONEY.

UNDERTAKING A BUILDING PROJECT CAN BE DAUNTING! Where does one even start?

Will I need a permit for that?

How do I get one of those?

Should I start with a Designer or talk to a Contractor first?



We have all heard or experienced a construction project horror story. Completion dates that came and went, going over budget, or contractors walking off a job. The construction industry is notorious for unfulfilled promises.

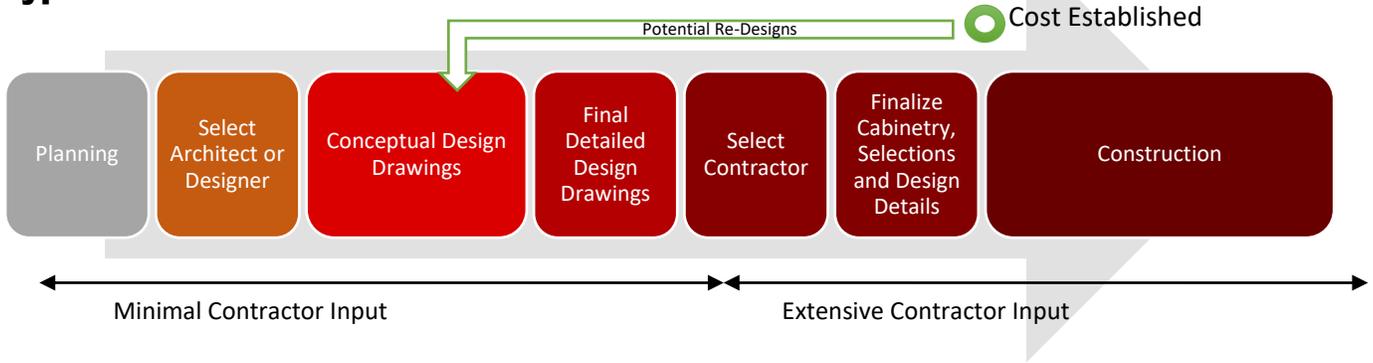
Is it possible to have a construction project that is smoothly run and is an overall pleasant experience? One that you would want to go through again?

YES!!

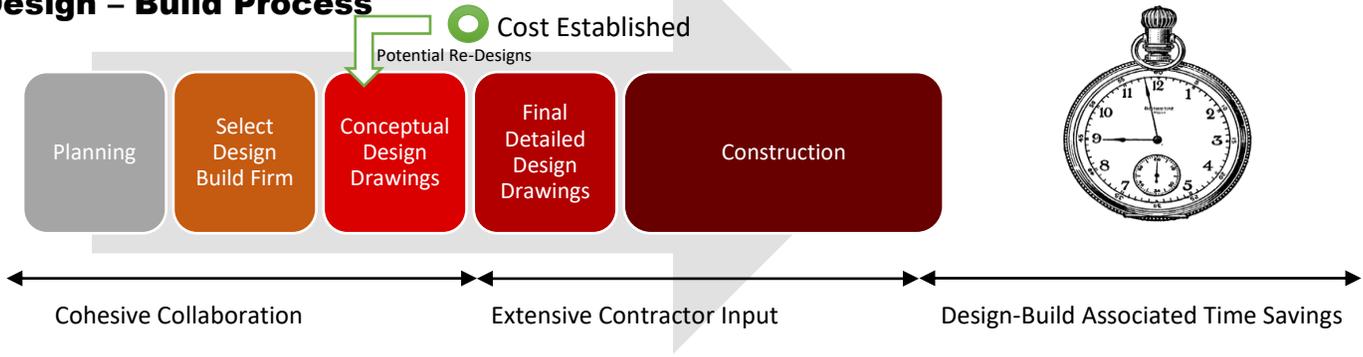
But how?

There are many factors that affect the schedule and cost of a building project, but one largely overlooked factor is the TYPE of construction process a builder will use for a project. The benefits of choosing a Design-Build Firm over a typical build process (Architect> Multiple Bids>Re-Design/Contractor Corrections>Build) are outlined below.

Typical Process



Design - Build Process



1) Streamlined Process

From the start a Design-Build Firm restructures the building process by eliminating delay time between client, designer, engineer and trade contractors. There is no back and forth and fewer time delays. Change orders are usually limited to client changes after construction has started. **According to the Design-Build Institute of American, Design-Build projects are completed 33.5% faster than typical delivery construction** projects where a client obtains a designer, hires an engineer, submits permits to the Building Department AND THEN requests multiple contractor quotes.

Here at GANNAGE DESIGN & CONSTRUCTION we leverage our professional relationships to best serve you. In addition to our in-house crew, we utilize Prime Subs. These sub-contractors are considered masters in their trade. Most of our Prime Subs work primarily on our jobs. This is because of matriculate scheduling, payment and communication. This makes us a priority for them which means quicker responses for bids, fairer pricing and reliable workmanship.

2) Lower Bottom Line

Cost efficiencies can be achieved during the Design-Build process simply because the designer and contractor are working together throughout the entire process.

Because of this intimate relationship the client will have access to a Rough Construction Estimate before spending time and money on engineering and permitting. This allows designs and drawings to be efficiently modified to fit within your desired budget.

Lower Unit Costs



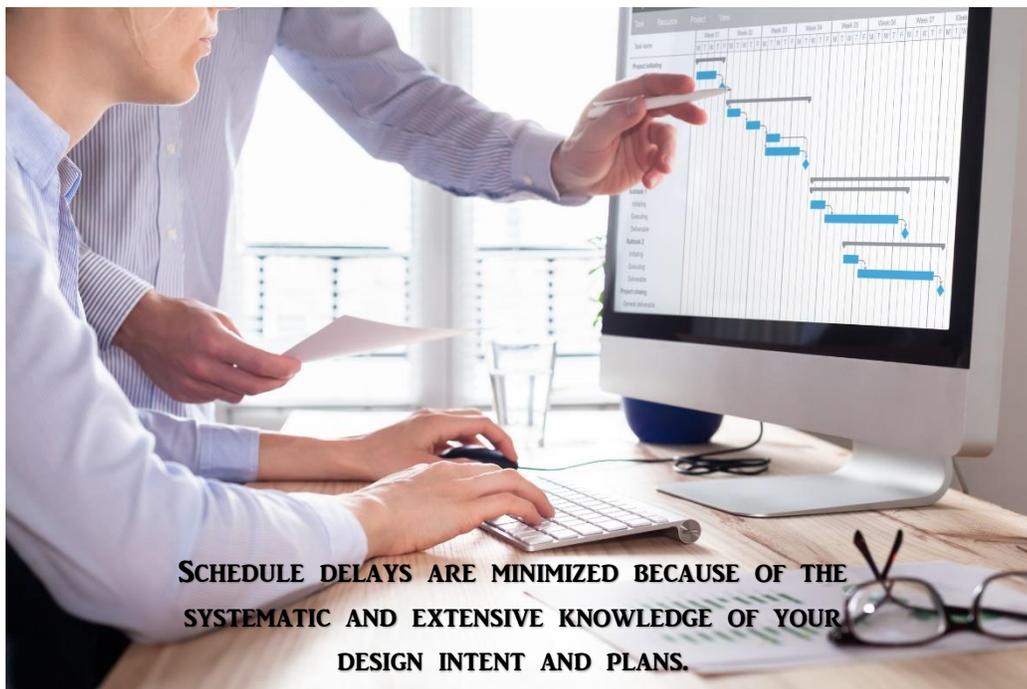
6.1%

Less than Design-Bid-Build

According to Design-Build Institute of America

3) Faster Delivery Speed

Design-Build Firms have a unique advantage over typical builders when it comes to project schedules. Having an intimate knowledge of your project allows them to engage the perfect sub-contractors. Most contractors will not meet with you, and none of them will bid on your project until you have a full set of plans, let alone commit to a schedule. A Design-Build contractor does not have these limitations because the design is completed in-house.



GANNAGE DESIGN & CONSTRUCTION utilizes a fantastic project management software called Co-Construct. This software allows us to easily guide you through every decision process you need to make. You will be able to view a full project schedule and keep track of all your payments. In addition, all communication between client, builder and sub-trades are kept in one central location which allows transparency and accountability. Co-Construct takes the guess work out of every aspect of your build for both client and builder.

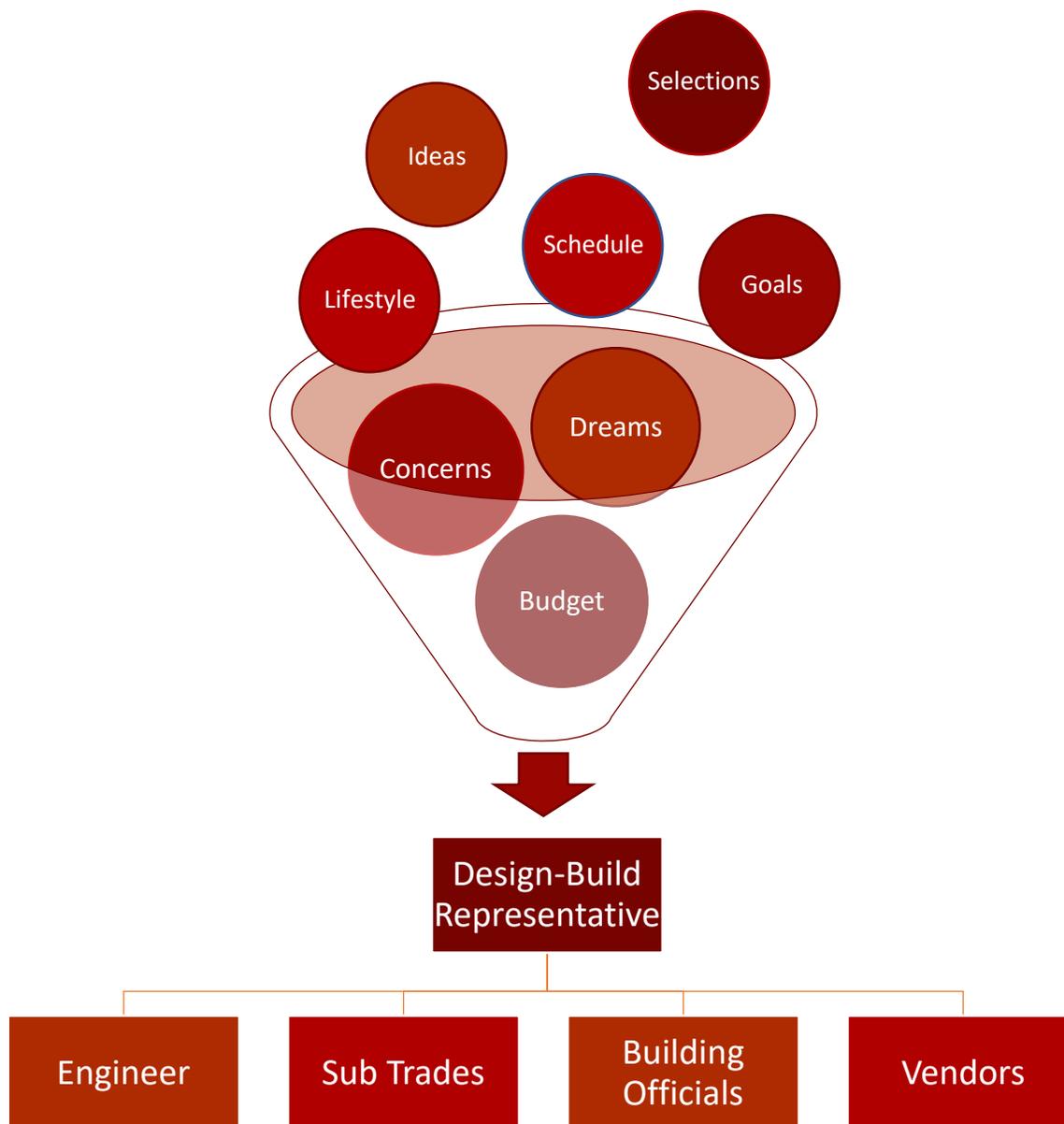
4) One Point of Contact

When you select a Design-Build Firm, your contractor or assigned project manager is your ONE POINT OF CONTACT. They will be your representative for the entire project, making sure that the designer, engineers, building department officials and suppliers are all aware of your design intent and up to speed on any changes in schedule or design. No more coordinating competing professionals. No more unanswered phone calls and no more being left in the dark.



5) Continuity of Communication

Not only are we the one point of contact for you, but we are also the only point of contact for all the professionals involved in completing your project.



REVIEW FROM SUZAN B. - Remodel & Addition completed in January 2018

Gannage Construction's concern for the homeowner's feeling of uncertainty and anxiety prior to and during the unfamiliar and stressful remodeling process was evident throughout all stages of the project.

My anxieties and uncertainties were alleviated by the emphasis on including the homeowner in the work progress, education about construction expectations, the efficient scheduling and rapid completion of each stage and of the good quality work and clear communication on all aspects. The use of the Co-Construct program to enhance communication between Gannage Design & Construction and homeowner was greatly appreciated. Yay teamwork!

You can clearly see how choosing a Design-Build Firm from the beginning can alleviate stress while saving you time and money. In the coming days, you will receive several emails going more into depth on Co-Construct. This powerful tool is the platform on which we can deliver on so many of our promises to you. The team at Gannage Design & Construction works tirelessly to change the stigma of a typical contractor.

If at any point you would like to talk to a professional builder about your project, or just to ask some questions. Please feel free to simply reply to this email or call us in the office. If you are interested in reading more reviews from our previous clients, they can be found on our website, Houzz or Google. The links of which are below.