



“Craftsmanship, Our Foundation of Excellence”

The Design/Build Advantage

Design and Build:

As a design/build firm, our most common and effective approach, is to develop plans, specifications and budget “in-house.” At **Compo Builders, Inc.**, we offer our clients a total one-stop shopping solution, from designing the layout at the beginning of the project through managing the entire construction process. One of the primary advantages of utilizing a design/build firm is the team approach where all members are committed to providing exceptional service and quality craftsmanship which meets your expectations from project inception through completion. Working with an established group of dedicated personnel, selected trade contractors and reliable suppliers enhance the collaborative environment, having a positive impact on all facets of the building process including budget, design and construction. You are an integral partner and team member every step of the way. Below is our recommended process on how we manage the building of your dream home.

Design Phase

To begin, we will discuss your wish list, expectations and how you want to live in your home. We work closely with you to create and fine tune floor plans, elevations and develop detailed specifications once a signed Professional Service Agreement (PSA) and design fee are received. Design meetings are scheduled with you to review and modify the plans as needed, keeping you involved in the process all along the way.

During this initial phase, Compo Builders will ensure that design aspects are aligned with your budgetary requirements by providing an initial rough estimate. As the plans develop we will collaborate with our trade contractors and suppliers to develop a fixed cost for your home. TK Design, a licensed architect is consulted to address code requirements, review structural elements and share ideas. We work closely with our partners to value engineer your project and keep it within your budget, providing you piece of mind. Additionally, Compo Builders can help you secure financing and will acquire the necessary permits and approvals.

Construction Phase

Once the plans are satisfactory, a construction contract is executed with a deposit paid toward construction of the home. The PSA fee is then applied to the construction contract. At this point, the architect will produce detailed construction drawings to submit for permit approvals and for use during the construction process. Site plans are drafted simultaneously and permit procedures begun.

Key Considerations

The design/build method houses all of the building components under one roof, you with a single point of contact, enabling you to keep your finger on the pulse of your home construction project. Choosing the design and build process, you and Compo Builders build relationships, establish open communication, maintain quality control expectations and oversee budget items. You are an integral part of the process, every step of the way via onsite meetings and conference calls arranged around your busy schedule.

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2. Going Out to Bid

Traditionally, homeowners hire an architect as the first step in building a new home. This is arguably the most expensive method and will take the longest amount of time for actual construction to begin. In order to receive comparable quotes, extremely detailed plans and specifications need to be completed prior to sending them out to bid. Without a building team involved during the design process, homeowners are guessing as to whether the house they designed is actually within their budget.

Once you have your plans, you would interview 3-5 prospective builders, who would then provide their individual estimates. This usually includes their own details, making a direct comparison difficult to achieve. Then, it's back to the architect's drawing board where additional charges are incurred for any plan changes to accommodate for financial constraints or construction concerns. Typically, there are several rounds of plan changes until you end on a plan that fits your budget. This method can become quite costly as well as time consuming, adding to the bottom line and delaying the project start date. While you may get a low price initially, additional fees and potential high costs are likely to arise, causing you to exceed your budget.

3. Hybrid Approach

A third option is that of a “hybrid” design/build approach. This hybrid approach, bringing all parties to the table from the beginning, involved in the design, permitting and construction process. The homeowner would hire an architect to design the home and produce construction plans. The difference is that at the same time of hiring an architect, you also enter into a Professional Service Agreement with Compo Builders. We maintain relationships with many different architects and can assist you in choosing the right match for you. This key difference allows you to bypass the bidding process altogether, saving time and money.

The architect, Compo Builders and you work together to develop the specifications, refine your budget and work concurrently with the plan design. Compo Builders simultaneously engineers the plans with its in-house team. This information is used to help estimate the cost of construction along the way. Once a construction agreement is signed, the PSA fee is credited to the construction agreement and the permit process begins.

Recommendation

The team at Compo have been successfully completing design/build projects for many years. The majority of our projects are executed using the Design and Build method. We also thoroughly enjoy the hybrid design/build approach where we work together with you and the architect from early on in the process. The hybrid approach is especially good for the larger and more complicated projects. Although we are strong proponents of Design/Build, we are happy to submit proposals and have been the successful bidder on several large custom homes that were “put out to bid”. It is important to note, that our pricing is the same in all three of the methods. Our exceptional ability to establish and maintain relationships with our partners differentiates us from our competition. We are your partners to help you build the home of your dreams, at the price you can afford with the level of involvement at which you feel comfortable.

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