1. Consultation
Approve Design Agreement

Influencers:
Lifestyle, Children, Family, Money

2. Concept
Drawings
Owner Approves Style, Basic Design
Major Product & Finish Selections

Influencers:
Custom Homes - Building Lot Size, Architectural Style, HOA, Number of Beds & Baths, Deed Restrictions
Remodeling - Necessity, Change in Lifestyle, Disrepair, Expanding Space, Change of Use, Updating Space & Products, Energy Efficiency

3. Preliminary
Drawing
Design Meetings Until Owner Approval
Finish Schedule Developed

Influencers:
Livability, Feasible Engineering, Product Selections, Construction Budget

4. Detailed
Architectural
Drawing
Final Design Approved by Owner
Approve Construction Agreement

Influencers:
Final Engineering, Final Scope of Work, Final Pricing, Contract, Permits

5. Construction
Weather, Shop Drawings, Change Orders
Product Availability

Influencers:
90 Day Inspection       1 Year Inspection           2 Year Warranty       10 Year Warranty

WARRANTY
Cosmetic Problems       General Usability           HVAC, Electrical,            Structural
Plumbing

BENEFIT COMPARISON
CUSTOM HOMES AND REMODELING
Custom Homes
- Building Lot Size. Architectural Style, HOA, Number of Beds & Baths, Deed Restrictions

Remodeling
- Necessity, Change in Lifestyle, Disrepair, Expanding Space, Change of Use, Updating Space & Products, Energy Efficiency

Design Build Process Benefits
Lower Overall Design Cost
General Contractor Responsible for Entire Process
Shorter Design & Construction Time
Owner has More Control of Design Process
Higher Confidence of Construction Budget

Design-Competitively Bid Process Benefits
Will Receive Competitively Bid Price (not necessarily best price)
Best for Simple Projects With Measurable Simple Design
Architect and Builder Answer to Owner (not accountable to budget)

DESIGN BUILD PROCESS TIMELINE ADVANTAGES

Traditional Model
Design Build Model

Preliminary Drawings

Cost Established

Detailed Drawings

Construction

Possible Redesign & Value Engineering

Luxury Custom Home Builders Houston & Design Build Remodeling Contractors
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