



nerej

Question of the Month: General contractor? Construction management at-risk? Pre-engineered building? Design build? Where is best value?

September 19, 2013 - Construction Design & Engineering

You've arrived at the opportune moment in time and space. You've got an idea, a need, a vision. You're ready to build. But in this atmosphere of economic uncertainty, you're cautious. You know every penny counts. You're looking for the best value.

What does the best value mean for you and your business? What are the strengths and weaknesses of different project delivery methods, and how can you employ each one to ensure the best build for your dollar?

The most traditional delivery method is the tried and true design-bid-build process. Often known as general contractor or construction manager at-risk, these similar methods provide a system of checks and balances to ensure that the client's best interest is served through the assembly of a unique team of experts. Engaging a construction manager early in or prior to the start of design will maximize their value in supporting and guiding the client through the design and construction process. For every project, risk management is an essential part of the process. From a client's perspective, design-bid-build is often the most risk adverse delivery method.

But what about situations where time is short, and structure must be optimized for space or cost savings? The greatest value in this case often lies in a pre-engineered building. Companies such as Butler Manufacturing can provide optimized building solutions at a significantly lower cost, with very limited lead times. Many people believe that a major drawback in utilizing a pre-engineered delivery method lies in a lack of flexibility or personalization of design. A quick visit to the world's most sophisticated pre-engineered building manufacturer's website, www.butlermfg.com, will quiet this doubt. For quality engineering, and the most cost-effective design solutions, incredible value exists in the relationship between a client's contractor and their preferred pre-engineered building manufacturer.

For other clients, inherent value lies in the "one-stop-shop" factor and single point responsibility that is inherent in the nature of the design-build delivery method. In a single, integrated approach to design and construction, design-build offers shortened delivery schedules, optimized design, and reduced costs. Design-build projects are managed by a single entity, with one point of contact serving the clients best interests. This is a preferred method for clients who wish to fast-track a project. Contracting with a design-build team, which can sometimes result in a joint venture, often eliminates the role of owner as dispute referee, when many arising issues can be solved in house by the design-build team.

Ultimately, your choice in delivery method is guided by your needs as you search for the greatest value for your project. Whether your focus lies on economy, efficiency or quality, your first step is finding an ally with the skills, experience and integrity to support you.

At Fortunato Construction Group, we recognize the importance of establishing a relationship early on, for sound planning, and a true partner in the building process. For us, value lives in every conversation we share as we guide you through each phase of your project. It lives in every brick we build on, as a testimony to the enduring quality of our materials and craftsmanship. Value gives life to our extensive experience, our longstanding reputation, our family owned and operated tradition, and our name.

Lindsey Fortunato is a project manager with Fortunato Construction Group, Kennington, Conn.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540