



Ten Reasons Why You Should Use An Architect-Led Design Build Firm

A Return of the Master Builder

Since the time of the Pyramids until the mid-20th Century, every architect was a master-builder. He did not hand off his drawings to a contractor and simply trust that the plan would be followed. As the designer and construction manager, he owned the vision until the final nail was set.

We are seeing a return of the master-builder in architect-led design-build firms, such as AV Architects and AV Builders. Design-build firms offer you a single source for your building needs. What's the difference? Plenty!

Here are ten reasons why you should choose an architect-led master-builder for your next home renovation project:

1. You Possess a Clear Line of Accountability

In any major building project, there are architects for design and contractors for construction. They perform two very different functions that must work together for a successful outcome. Instead of dealing with two people, wouldn't it be easier just to work with one?

In the master-builder approach, you are establishing a relationship from the very beginning with the one person who will walk you through both the design and the build processes. You really get to know them. More importantly, they get to know you. They learn your tastes, your preferences, your likes and dislikes. They will also have a good grasp of your budget.

During both the design process and the build process, the same person will be your point of contact. Project control is in a single source – a person with who you have already developed a level of confidence where communication is shared and understood.

2. You are Given Design-based Control of Building Costs

While the concept stage accounts for usually around 3% of a project's cost, proper architectural planning can save you a great deal later in cost of construction. Architect-led design-build firms look at the end from the beginning. They are able to make initial decisions that will later impact your construction budget.

Design Build with Architectural Vision

www.AVArchitectsBuild.com

703.927.9184

©2009 AV Architects and AV Builders



Ten Reasons Why You Should Use An Architect-Led Design Build Firm

3. Your Dreams – and Beyond – are accurately Committed to Paper.

Buyer's remorse is easy to remedy when shopping for the every day items in your life. You just return your purchase for a refund.

Builder's remorse, however, is more serious. You have to live with your renovation decisions or spend a lot more money to correct the problems.

Builder's remorse can be prevented early in the design process. In most cases, you generally know what you want in function, design and décor. Adding an architect to the process gives you the value-added benefit of the words, "Have you every thought about doing it this way?" The project ends up looking and functioning better than you would have ever dreamed.

4. You Receive Reliable Plans from a Trained Architect.

Renovations involve more than just adding or removing walls and changing décor. When you plan to reconfigure or restore space in your home, this is the time to think carefully about usage, layout and flow. The new design also needs to be functional, tasteful and integrated in the look and feel of the entire house.

This is just the beginning, however, for an architect-led master-builder. Not only are the plans you receive aesthetically appealing, they are structurally sound and designed in accordance the current building codes.

5. Since He is Also a Builder, Your Architect Produces Plans that Succeed

One of the things you never want to hear from your contractor during your construction project is "This just isn't going to work". As an experienced builder, your architect brings this background to the drawing table. Your architect knows what will work and what won't. They have first hand knowledge regarding the mechanics and the materials used in the home renovation/redesign process.

Homeowners can end up spending a lot more money when change orders or modifications are necessary during construction. If the plans have to be changed, so do the costs, which can rise dramatically. Change orders are greatly minimized by utilizing the master-builder approach.

Design Build with Architectural Vision

www.AVArchitectsBuild.com

703.927.9184

©2009 AV Architects and AV Builders



Ten Reasons Why You Should Use An Architect-Led Design Build Firm

6. You Experience a Seamless Transition from the Design Phase to the Build Phase

The tarps are spread on the floor, materials are delivered and the workers begin. How good you feel to see a familiar face! Your master-builder is not only present, but in charge. You have already established a strong relationship with him or her during the design process. Now, as your contractor, this relationship continues throughout construction.

7. Be Confident Your Builder will Respect Your Original Design and Specifications during the Build Process

When the last worker walks out the door, you do not want to say to yourself, “This really isn’t what my architect and I had designed”. Modifications and change orders often become confusing since they come quickly and usually in the midst of a flurry of activity. Design elements and specifications can actually become lost in the process.

By using an architect-led firm, these factors are kept as a high priority during construction. Your architect is now in charge of construction as your contractor. Everything you worked on together in the design phase is present not only in the plans but in the person directing the building phase.

8. You Can Minimize Surprises

From overall design to wall color and fixtures, surprises can come in all sizes. You might walk through the project, which is about to be finished, and in astonishment, discover that something is just not right. By maintaining a continuing relationship from design through build, these surprises can be significantly minimized.

9. You Have a Design- Build Team Working Together to Meet Budget and Client Expectations

From the very beginning, you and your architect were not only developing a design, but also an approach based on an agreed-upon budget. Every decision was made with both design and dollars in mind.

As your project unfolds, decisions regarding sub-contractors, materials, hardware and more were established using these same considerations. Your architect-

Design Build with Architectural Vision

www.AVArchitectsBuild.com

703.927.9184

©2009 AV Architects and AV Builders



Ten Reasons Why You Should Use An Architect-Led Design Build Firm

builder becomes your budgetary advocate, keeping watch on the cost outlay for construction at every point in the process.

10. You Have Quick Problem Resolution with Minimal Interruption to Construction

There is an old adage – “Two against one is never fun”. The last thing you want, during construction is to take sides in a dispute involving an architect and contractor. Yet this situation happens frequently for a variety of reasons.

Your contractor may also stop work until a meeting can be arranged to discuss the problem with the architect, who may be busy with other projects. Waiting can cost time and money. Sometimes you can even lose your window of opportunity with some of the sub-contractors who go on to do other jobs.

With an architect-builder, if problems arise on the job, your original idea is always kept in mind when arriving at a solution. Issues are resolved quickly so work can continue with a minimum of interruption. Sub contractors stay on the job, saving you both time and money.

At AV Architects and AV Build, we are an architect-led master-builder committed to forming relationships with our clients based upon integrity, honesty, good hard work and our passion for excellence in design and construction.

AV Architects provides:

- **Comprehensive design services with experienced architects**
- **Hands-on involvement by the owners of the company**
- **Ongoing client relationship from the initial idea to final execution – the architect becomes the general contractor**

The AV Architect Portfolio, including the Washington Spaces 2009 Design Competition Nominee project, is available at www.AVArchitectsBuild.com.

We welcome your questions, inquiries and referrals. Please contact Francisca Alonso (avarchitects@verizon.net) at 703.927.9184.

Design Build with Architectural Vision
www.AVArchitectsBuild.com
703.927.9184