

**MUNGER**

# Partnership For Success Architects

## Client/Architect/Contractor Play Integral Roles During Design and Construction

When an architect creates their preliminary design before selecting the right contractor, chances are that the client, architect and contractor will not be in sync throughout the project. This may result in inefficiencies, missed opportunities, time delays and cost overruns.

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### hen Each Team Member is Aligned, The Result Will Be Optimized

Will Thompson, Architect, believes that he is able to "create things better the more that's understood upfront, which results in efficiency throughout a project". It starts by jointly studying project parameters, code requirements and sites to determine potential issues. Then an initial code and zoning study draft can be created. This helps guide the concept design. During concept design Munger runs preliminary budgets so that our client may have an early reality check, which is better than finding out at mid-design stage. This methodology provides a framework to test various design options and can be used to objectively

"Munger's culture is for all project employees and subcontractors to take the same care in developing a deep understanding of client needs and what must be built." - Will Thompson

determine if a portion or all of the project should be design-build or design driven.



### Munger's Design-Build Experience Provides An Advantage

Munger applies its design-build knowledge and experience to develop realistic, accurate and detailed budgets for clients and architects before full design is complete. This allows the client to understand construction costs, reduces design fees and provides early direction for the project.

Munger's architect partners provide initial code review assistance so that the estimating staff can develop a first draft proposal for the client. The architect is then ready to develop permit and construction ready plans with an optimal blend of creativity and pragmatism guided by the proposal scope and budget. Iterative value engineering throughout the project gives the client confidence that they don't have to be 100% perfect at the concept stage. "This enhances our credibility with the client as we begin to execute our Proven Process" - David DeMaio, Munger President

### Munger Helps Architects Look Good In The Eyes Of Their Clients

Joseph Sepot Architects advises clients of the benefits of including the contractor early in the design process. After Joe converts the client's vision into a conceptual drawing, Munger's role is to estimate costs and develop the preliminary construction schedule. Joe feels, "to be able to do this well at the conceptual stage is a Munger strength. It sets the stage for the next phase, design development, when more detail is added and Munger can quickly and accurately provide updated cost estimates." An open book approach reveals quantity and unit costs for all building systems and components. Clients can see how subsequent changes to project scope will impact project cost and lead time. Munger identifies material lead time and site issues that will affect the schedule so that there are no surprises along the way.



"Having a contractor with Munger's resume for cost estimating, scheduling, project management and site supervision makes the construction process run smoothly and adds real value to any project." - Joe Sepot





## Munger Earns The Right To Be A Member Of The Design Team

We listen to the architect's ideas and design specifications along with their perspective on how it should be built. We identify design details that won't work on the project. We help the architect to simplify the design based on our experience with similar projects and deep understanding of best practices and materials. We help to ensure that essential dimensions and details are included at the outset in order to avoid design modifications and change orders after the project has started. Our ability to read, interpret and execute their design details enables us to participate in the conversion of architectural plans into construction drawings. This makes the building process easier and faster with more predictable results.

Munger employees and subcontractors communicate well and are flexible to new ideas before and during construction. Munger's site superintendent proactively supervises the project to ensure that employees and subcontractors pay close attention to the eye level details that create pride for the architect and client. The architect may consider design adjustments throughout construction as we identify opportunities for changes that present greater promise for an outstanding result. We facilitate regularly scheduled team meetings with the client, architect, builder, engineers, landscape architects, interior designers and other key players to ensure that everyone is in sync and to avoid surprises.

[Noyes Vogt Architects](#) clients approach design and build as a partnership with their architect and builder. The 3-member team balances design ideas, materials and labor Vs. budget in real time as the project goes through its design stages. This eliminates the need for redesign by addressing issues during the design process. When the design is complete, the owner has a high level of confidence in the cost of the finished product. Architect Tom Gribbin believes that "the contractor is most aware of what things cost and this is very beneficial to the owner. A team approach allows the client to be continually apprised of costs as the project is being designed so that the owner can adjust the design and/or budget accordingly."

"Munger's expertise enables clients to objectively compare the advantages and disadvantages of a program in terms of cost and construction related complexities. The client may also save significant time and energy by not having to go through traditional design - bid - build project delivery methods." -Tom Gribbin, AIA LEED AP



## Design-Build Skills Allow Munger To Play A Key Role In Design Driven Projects

When Del Simmons, of John A Matthews Architecture, invites Munger to participate in projects, he shares his conceptual design with the Munger team. Then, he factors Munger's ideas into the early design, which helps the client establish a budget and end product expectation. "Our solid architect/contractor team enables a lifetime client relationship. You look out for them and they look out for you as team players and in doing so the architect and contractor have camaraderie, an increased resource of knowledge and the team strength to produce an excellent result."