

### *Benefits*

- The time between design and construction can be overlapped which translates into material savings and earlier completion date.
- Unless changes are made by the owner, the contract cost will not be exceeded, and any savings between the GMP and actual construction costs are shared.
- During construction, our management team is on-site. We're constantly monitoring all facets of construction, making sure your overall objectives are met.
- Carda team members know their specialized disciplines, and any design changes are evaluated on paper first. This is much more efficient than changing a building that is already under construction.
- Each component and system is evaluated for value. Carda will present options to you with the advantages and disadvantages clearly explained. The final choice is yours.
- Throughout the process, you are invited and encouraged to participate to whatever extent you wish.

A building project is a complex undertaking, and the factors influencing its outcome, continue to grow and change. Design/Build is developed as an “open book”, with you, the client, involved in all aspects of the construction process. The difference of this process is the “one point of contract” for both design and construction. Carda has several alliances with engineers and architects to meet your specific project type.

Various architectural design drawings are developed, and Carda helps to define the function, budget, and schedule. The Design/Build option allows for construction to overlap part of the design process, this saves you valuable time and money.

One of the benefits of Carda's Design/Build service is the Guaranteed Maximum Price (GMP). You know exactly what you're going to get and what it's going to cost. You remain in control because you have a clear understanding of the project. This full attention to total building quality helps the best possible design evolve for you as the owner.