



***WELCOME** to the ridiculous and often ambiguous endeavor of getting a custom home or remodel built in the modern age. Our goal here is to make as straight, or at least straightforward, a path as possible to bringing your project to life - and it all starts with proper planning. If it accomplishes nothing else, this illustration aims to explain two things - your experience of getting a project ready for construction, and the path that your project team takes to help you get there as calmly as possible. Within the illustration, your path is the middle one, the straight one. Yep, save for maybe a field trip to the appliance showroom, this is your path. Just hop along from meeting to meeting and we'll do the rest. Our path however is the winding one. It represents the rhythm we've created and follow to reliably chauffeur you from start to finish. Now if we are bold enough to ask this graphic to do a third thing, it also aims to make sense of how the Design-Build process flows differently than the design-bid-build method of developing a project which is the process that most people know.*

Alright, here's a quick explanation of a few terms you'll see in the path:

design this is the typical effort undertaken by a design professional, be they an Architect, Interior Designer, a part of our internal team or any outside design partner, to turn your project dreams in to a fully designed reality.

coordinate this represents the repeated effort of our team to take what the designer has created and turn it into fully orchestrated documents (specs, shop drawings, schedules, pricing, etc.) ready for construction.

internal review a critical but potentially undervalued step, this time brings the various disciplines of the project team together to ensure we come to each meeting as exactly that - a team.

site investigation this effort involves an extensive onsite deep dive into the project with anyone who will be critically involved in the project in an effort to poke, prod, overturn, and ultimately bring as many would be surprises during construction into the planning phase instead.

team meeting this resembles the iterative design meeting you would have with any design professional but with a higher density of information, collaboration, feasibility, and real world preparation for bringing your project into a constructed reality.

We could easily go on and on in an effort to explain every facet, event, eventuality, and discussion that happens during this process. Instead we've worked hard to restrain ourselves in the hopes that the simplicity of this illustration can at least marginally convey our aim to make the process of bringing your dream to life as simple and stress free for you as possible.

We genuinely hope this document helps you and we look forward to seeing if we can help you along the way.

-The Bierce Design Build Team

"Well begun is half done"