

The logo for Wolgast Design Group, LLC features the word "Wolgast" in a large, bold, red font with a white outline. Below it, "DESIGN GROUP, LLC" is written in a smaller, white, sans-serif font. To the right of the text is a stylized blue and white graphic consisting of several vertical bars of varying heights, resembling a bar chart or a modern architectural element.

**SOLID FOUNDATIONS...
SOLID RESULTS...
THE WOLGAST WAY!**

DESIGN-BUILD SERVICES

Design-Build the Wolgast® Way

Design-Build is a project delivery method in which one entity – the design-builder – forges a single contract with the owner to provide architectural/engineering design services and construction services. Design-Build is also known as single source responsibility.

The Wolgast Phased Approach to Design-Build construction offers the following advantages to our clients:

- **Liability and risk are reduced.** Wolgast assumes responsibility for integrating design and construction, thereby reducing your liability and the risk of additional costs due to design errors and/or omissions.
- **Site planning is a critical step in any construction project.** Environmental input such as prevailing wind direction, solar possibilities, views, sources of noise, traffic flow, etc., as well as zoning and code requirements, soil conditions and utilities are identified. These findings strengthen the final overall design for your project.
- **The design for your project is continually reviewed** with you to ensure it meets your requirements. Ultimately, a final design develops which the client and Professional Services team believes to be the most definitive solution for the proposed project.
- **Construction documents**, drawings, specifications, and proposal forms pinpoint the materials and systems to be used on the facility and how they will be assembled.

- **You get early cost input** from Wolgast Corporation as your Design-Builder. A price is put on your conceptual ideas as they are developed.
- **Chances for misunderstandings are minimized.** You only deal with one person or company – Wolgast Corporation.
- **A budget is established early**, right after the preliminary drawings are completed and the scope of work is established at the end of Phase I. Maximum project costs can be determined before a detailed design is complete because our experienced estimators offer input on current building costs throughout the design stage. We know we must “do it right the first time” to meet the guaranteed price.
- **Value engineering is provided.** Having the designers, engineers, and construction personnel involved throughout the life of the project can optimize cost, schedules and quality. The Wolgast team can foresee problems ahead of time and quickly solve them so time and dollars are not wasted.
- **Quality is enhanced.** Constant communication between the designer and the builder results in a well-balanced, high quality design that works on paper and in the field.
- **There are savings in both time and dollars.** Design-Build allows construction activities to begin before the entire design and construction drawings are complete, allowing projects to proceed on a fast track. This phasing of work results in time and dollars saved through faster project delivery and earlier operations start-up.

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**CALL US
(800) WOLGAST**

Recognizing the benefit to our clients, Wolgast Corporation was the first to provide mid-Michigan Design/Build services. Today, we are fully staffed with an experienced team of in-house professionals qualified to complete any Design/Build project. Because many construction projects are very complex and challenging, Wolgast offers a unique phased approach to our Design/Build clients. It's our job to simplify the process as much as possible and to ensure we complete your project on time, every time, and within budget.

**Phase I –
Preliminary Schematic Designs &
Estimating**

- Complete Needs Analysis
- Schematic Site Plan
- Schematic Floor Plan(s)
- Schematic Exterior Elevations
- Schematic Building Section(s)
- Conceptual Cost Range
- Building Code/Zoning Review
- Initial Structural, Mechanical, and Electrical Analysis

**Phase II –
Site Engineering, Detailed Construction
Drawings & Bids**

- Site Engineering
- Floor Plan(s) & Schedules
- Exterior Elevations
- Building and Wall Sections
- Interior Elevations and Details
- Structural Plans
- Mechanical Plans
- Electrical Plans
- Confirmation of Preliminary Budget
- Approval of Agencies

**Phase III –
Construction & Project Administration**

- Prepare Project GANT Schedule
- Establish Firm Construction Price
- Construction Begins
- Bi-Weekly Progress Meeting
- Review Samples, Schedules & Shop Drawings
- Issue Bulletins & Change Orders
- Project Close-Out
- Certificate of Occupancy

Phase IV – Post Construction

