

Design-Build

Collaborative ideas for new construction projects | By Joe Follansbee

COURTESY: BUILD LLC (2)



Steve Badanes has built a lot of structures during his 70 years, but until a decade ago, the designer/builder had never built a house for himself. What changed? Love, marriage and a plot of land on Whidbey Island, a short distance from Seattle.

His bride, artist Linda Beaumont, owned the property. Her various public-works projects include Seattle-Tacoma International Airport's *Traveling Light*, an installation that includes images of the forests of the Pacific Northwest that are adhered to large glass panels. Beaumont wanted a new working space on her island getaway, and Badanes was the perfect designer who could also swing a hammer. He had spent most of his life practicing and teaching an architectural technique known as design-build, in which the architect is also responsible for the construction of the building.

This Seattle-area home was constructed by Build LLC using the design-build method, which is characterized by the architect being closely involved in the building process.

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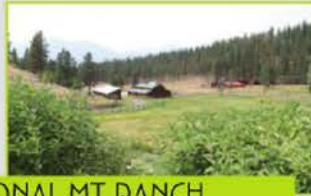
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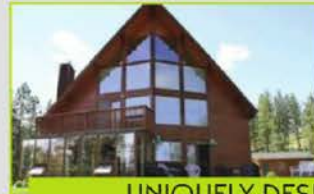
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The design-build method helped the Kiewit Building Group stay on schedule while building this Fairbanks military barracks.

The result was a simple two-story building that is reminiscent of an enclosed pole barn, a structure inspired by the barns used to protect a farmer's hay or livestock. Christened "Camp Beaumont," the light-filled space was designed by the couple. Beaumont says it reminds her of the Seattle lofts where she once worked.

The basic design kept costs low, including the use of Zinacume steel for the exterior siding, which is made from recycled metals. The material looks much like fiberglass roofing panels. Construction on the home began in 1999, and the couple moved there in 2001.

However, the structure is a continuing process.

The original one-structure project cost an estimated \$200,000. Three more studios have been added in recent years, and at least one more is sure to come.

"It's still evolving," Beaumont says. "What's important is that these three buildings [developed], over time, with our needs and our vision for the project."

The Design-Build Movement

Camp Beaumont is an example of the design-build method of architecture and construction that has been championed by Badanes and a group of avant-garde architects and artisans since the 1970s and '80s.

Badanes and his colleagues developed a loose-knit organization they named Jersey Devil, which promoted a

different view of architecture from the mainstream way of designing and building that held sway at the time. The traditional methodology required a wall, so to speak, between the architect or designer and the builder.

Under the standard "design-bid-build" methodology, an architect creates a design with the owner's input, puts the design out to bid, and the winning builder erects the structure. When this method is practiced in its purest form, the architect may never participate in the actual construction. By the same token, a builder may rarely speak to the architect and, instead, focus on achieving the design with a given budget. The reality of design-bid-build is often not so clearly

COURTESY-STEVE BADANES (2)



Above and left: Camp Beaumont on Whidbey Island, near Seattle, is a simple and spacious structure that was built by designer/builder Steve Badanes as both a home and an art studio.

defined. An architect may start with a basic budget and talk with the contractor until the project is completed.

However, Badanes and his colleagues envisioned a much more collaborative construction process in which the architect actually helps take part in the structure's construction and might even make changes to a structure's plans as the project progresses.

Now the Howard S. Wright Professor of Architecture at the University of Washington, Badanes says he believes his profession has strayed from a history that goes back thousands of years. From the time of the pyramids of Egypt through the late 19th century, the



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Above: Oakland, California, designer Matthew Wolpe, a proponent of small-scale living, stands in the doorway of his “tiny house,” which he designed and built. At right: A look inside the 120-square-foot home.



architect was the builder, the so-called “master-builder,” who designed the project and then oversaw its construction, often working side by side with artisans and craftspeople.

For Badanes and his fellow Jersey Devil artisans, many architects in the mid-20th century were out of touch with the hands-on process of constructing their designs. Rather than draw and model a structure in a studio and hand it off to a construction company, Jersey Devil members advocated actually living on the jobsite and becoming intimately familiar with the land and the environment. They poured foundations, put up framing and hammered roofs. Many of their designs took cues from the budding environmental movement of the 1960s.

The Jersey Devil architectural aesthetic gained early fame with the Hill House in La Honda, California, near San Francisco. The modern 1979 house, which is more of an artificial cave with masonry and wood trim, is literally built into the top of a hill and utilizes the natural surroundings as much as possible.

Going Mainstream

In recent years, commercial contractors have embraced design-build ideas for their potential to save money and time. The Washington, D.C.–based



ALASKA AIRLINES MAGAZINE OCTOBER 2013

Design-Build Institute of America (DBIA) estimates that design-build projects cost, on average, about 6 percent less than comparable design-bid-build projects, and that they

Sustainability is a theme throughout Build LLC’s mixed-use Park Modern Building in Seattle. The structure includes offices and apartments.

Points to Consider

Here are some issues various sources say to consider if you’re thinking about using the design-build method, whether it’s for a home, a remodel, an addition or a small project:

- 1 How well do you tolerate risk? Design-build assumes that the end product may not resemble the early ideas. And evolutionary thinking can increase the costs. Are you willing to accept a significant number of creative changes or unexpected expenses as the project moves along?
- 2 Do you prefer to be hands-on or hands-off with your project? Successful design-build projects are collaborations among owners, architects and builders. However, you may not be available for key decisions. Do you trust your designer/builder to make them?
- 3 Do you want just one person to work with, or can you handle multiple parties offering their opinions? Many design-build firms assign a single point of contact for the owners. Some owners, however, may want direct access to all the parties involved, especially subcontractors on kitchens, bathrooms and the like.
- 4 Whenever you evaluate an architect or a building professional, be sure that he or she meets state license and bonding requirements, has plenty of good references and maintains a portfolio of projects to help you get an idea of their style. —J.F.

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The DBIA estimates that since 2005, 40 percent of all office towers, government buildings, schools, public-works projects, high-rise condominiums and similar developments have followed design-build principles.

And because design-build is a team approach, dependent on the involvement of all stakeholders from the beginning, "you tend to get a lot more innovation and creativity," says Lisa Washington, DBIA's executive director.

The approach proved successful for Kiewit Building Group (KBG), which won a DBIA award in 2013 for the \$38 million Fort Wainwright 336B Barracks project. The 108,000-square-foot, 276-person U.S. Army barracks in Fairbanks, Alaska, needed to be done as quickly as possible. Kevin Welker, KBG's senior vice president, says a design-bid-build approach would have taken too long.

"With Alaska's short summer, the fast-track design-build delivery model required the team to accelerate the design schedules and work closely with the designers to meet deadlines," he says.

The design-build method demonstrates its value in the commercial arena when a high level of design is required and deadlines and budgets are tight, according to Andrew van Leeuwen, a partner and architect with Seattle-based Build LLC. The firm uses the design-build method in both its residential and commercial construction projects.

However, design-build has made fewer inroads into the single-family home market, accounting for only about 10 to 15 percent of all projects, according to James Walbridge, a San Francisco architect who lectures on the approach to colleagues in the American Institute of Architects, a professional association. He says most single-family homes are built on speculation by developers hoping to sell them over time. Prospective buyers also tend to order a home from a general contractor that is based on a template or predetermined floor plan.

In the residential market, design-build

often comes into play when the buyer has nothing more than a wish list of features, the resources to start from scratch and the patience to see a project through.

Build LLC is one of a number of architecture firms that are making design-build work in the residential market. Its success is based on an owner-builder system in which the homeowner retains authority for the project.

The firm shepherds each step of the design and construction process, but under the system, vendors contract with and are paid by the homeowner.

Controlling Hidden Costs

While the term "design-build" has become something of a buzzword in the real estate industry, architects and contractors in favor of this style of construction maintain that the design-build approach saves money and time over traditional methods.

They say good design-build firms share certain characteristics. In 28 percent of the firms, the design and construction functions are under one roof. Another important characteristic is transparency, which includes a detailed breakdown of project costs.

However, not everyone is enamored of this method. Critics contend that at least some of the costs in the design-build process may not be lower because the approach may contain hidden costs, such as the true cost of initial designs. Those costs can sometimes be masked by higher prices elsewhere in the specifications or the building contract.

Rick Mohler, an associate professor of architecture at the University of Washington who runs his own practice in Seattle, says design-build can be riskier, financially and creatively. A traditional design-bid-build approach encourages (and in the case of many government contracts, requires) multiple bids on a project, which may mean greater value for each dollar, at least in theory.

Mohler says design-bid-build also requires costs to be broken out for each step before any money changes hands. He says those costs may not be as clear in

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design-build projects, which are works in progress by definition.

"The only way one can really know what something is going to cost is having the scope of work clearly defined beforehand," Mohler says.

From a creative standpoint, Mohler says, owners who choose a design-bid-build approach will likely have a clearer idea of what the final results will look like compared to the design-build method.

Mohler maintains he's seen design-build practitioners develop minimal drawings just to get a building permit. And he disagrees with proponents who argue that architects are less inclined to advocate for a client after the project's design is completed and handed off to a contractor.

He says such attitudes may have existed in the past, but today's architects look out for the client's interests through the entire process. He also maintains that, despite the cost of this process, design-build is best suited for smaller, less risky projects.

"There's no perfect scenario," he says. "The idea that design-build is always better is not correct."

Being Transparent

Reputable design-build firms tackle the problem of controlling costs by constant and open communication with clients, says Armando Flores, president and CEO of Charco Design & Build of San Diego. He describes Charco as a "boutique construction company," whose clients come to San Diego from all over the world, including Russia, Mexico and Europe.

"I want to educate homeowners on what to expect," he says. "It's more of a hand-holding experience."

He achieves transparency by using either fixed-cost contracts, which set the price of each component in a specification, or cost-plus contracts, which allow for more pricing flexibility. That's important, because some of Flores' clients aren't always sure what they want.

He recalls one project that started out as a \$150,000 kitchen remodel. However, the scope of the project continued to expand and became a total house remodel. The project ended up costing



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about \$1.3 million. One important way to help promote open communication with a design-build firm is giving the client a single point of contact throughout the entire process, from the first phone call to handing over the keys. For example, many firms have an

The Roving Ranger van, which is used as an information center on wheels, is an example of how design-build is used in smaller projects.

architect on staff who can answer questions, respond quickly to new ideas, visit a construction site and advocate for the interests of the client.

"I like being involved in a project from concept to final punch list," says Jeremy Culver, an architect who worked on as many as 100 homes as a project manager for Carlisle Classic Homes in Seattle before moving to Ohio last summer.

He's particularly proud of a project in Woodinville, Washington. The wheelchair-bound property owner could not leave the second floor of his home without

being carried down the stairs.

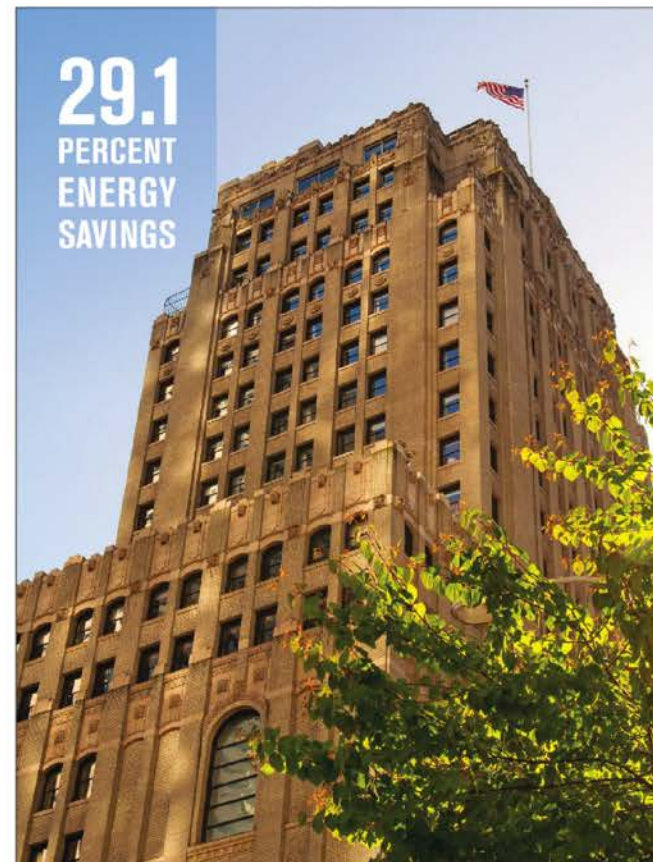
The couple needed a main-floor bedroom, and Culver walked them through a major remodel. "I was able to do an accessible addition for them," he says. "It was totally life-changing."

The design-build philosophy in architecture has been embraced by various people in the industry and academia, with some universities now teaching the concept. Badanes has helped the University of Washington set up its Neighborhood Design/Build Studio, where architecture students design and build small community projects for Seattle-area nonprofit groups.

Design-build has also proved useful with smaller projects, such as minor additions and unique construction projects.

In Waitsfield, Vermont, for instance, the Yestermorrow Design/Build School offers more than 120 hands-on courses in design, construction and architectural craft. Options include everything from one-day workshops to semester-long programs. Students in the program are often assigned to teams and asked to design and build projects that will benefit the local community. Projects can range from furniture to small bridges.

Artists, do-it-yourself types, architecture students



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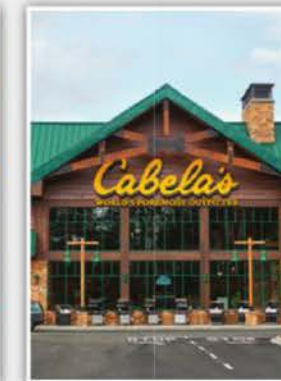
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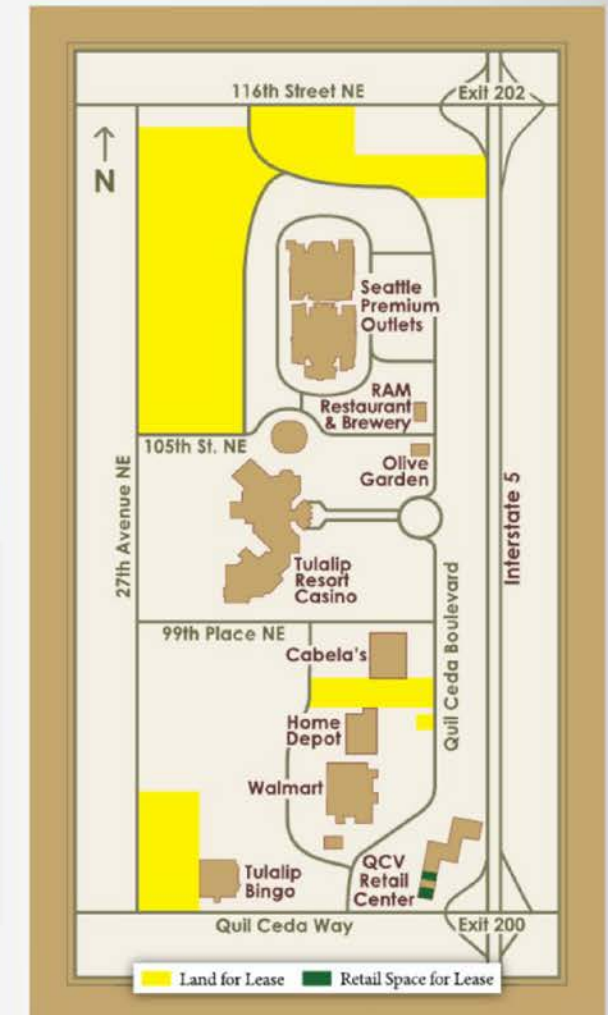
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and experienced architects are among those taking classes, says Kate Stephenson, the school's executive director. "We try to erase the line between architect and builder," she says. "The students go from concept to final product."

Yestermorrow graduates have applied their hybrid of design acumen and practical knowledge to an array of projects, including many smaller construction structures.

Matthew Wolpe—a member of the Oakland, California-based Just Fine Design/Build—has constructed at least 10 chicken coops for urban farmers, collecting his ideas in a new book, *Reinventing the Chicken Coop*, which was published in January by Storey Press. The coops come in a variety of shapes and sizes: One sits on a 3-foot pole; another is made from found wood, including an old door; a third resembles a three-dimensional Cubist painting.

Inspired by a movement that encourages small-scale living, Wolpe also designed and built a "tiny house." The 120-square-foot dwelling, small enough to fit on a trailer, features a kitchen with a two-burner gas range; salvaged hardwood maple floors; an outdoor shower; electrical outlets; a loft bed; fully insulated, double-paned windows; a propane heater; and custom hardwood furniture.

"I was able to be flexible and go back to my design and make changes," Wolpe says. "It was fun to design and make the components. I wouldn't want someone else to do that."

While conventional architects or builders may walk a building site several times and figure out a way to shape the site to the concept, some design-build advocates will study a site's ecology, including the flow of water in and around the site, and the microclimates created by topography and vegetation.

That's the attitude of Malena Marvin, an outdoor educator and consultant who also designs gray-water-disposal systems in Ashland, Oregon. "Gray water" is used water from sinks, showers and baths that is clean enough for other purposes, primarily irrigation.

Marvin advocates for a detailed analysis of a site, down to the soil type and climate patterns. Ideally, a good structural design has little impact on the environment, and may even enhance local natural processes.

Furthermore, Marvin argues that architects and builders should spend as much time as possible outdoors. "We need people who are ecologically fluent, which has to be learned outside," she says.

Some design-build projects have even gone mobile. Andreas Stavropoulos, a principal with Base Landscape Architecture of Berkeley, California, completed a project this year for the Golden Gate National Parks Conservancy.

The nonprofit needed to improve its outreach to minority and low-income groups that were found to be less likely to use the park. Stavropoulos developed the Roving Ranger, which is described as a "mobile trailhead." It is actually a visitor information center on wheels.

Stavropoulos took an old bread truck; added exhibits and artifacts kept in storage; staffed it with park rangers; and sent it to sites inside and outside local national parks, recreation areas and historic sites. The truck uses recycled materials, including cabinets made from fallen park trees.

Stavropoulos says the Conservancy was willing to entertain unconventional and imprecise ideas. For design-build to succeed, "you have to have some tolerance for improvisation, exploration and discovery," he says. "You don't know all the answers before you begin."

The design-build method is often most successful for those who want to be personally involved with the design and construction of a structure. Base's Stavropoulos urges clients to think of this process as an adventure, with plenty of twists, turns, dead-ends and moments of revelation.

"You'll be going on a journey [during the design-build process], and don't forget to have fun," he says. "Otherwise, what's the point?" ▲

Joe Follansbee is a Seattle-based freelance writer.



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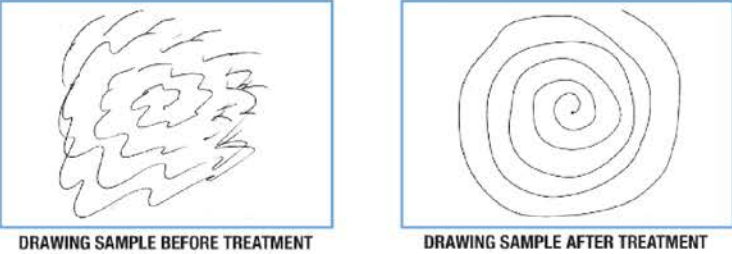
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