



WILLIAM KELLY AND SONS PLUMBING CONTRACTORS (1989) LTD.

#190 – 4611 No 6 Road, Richmond, BC V6V 2L3
T: (604) 278-3553 F: (604) 278-3573

The Design Build Approach

In a booming industry, such as the construction industry today, there are various benefits to modernized approaches. The benefits of the Design Build approach versus the traditional tendering format can be very dramatic and are listed below.

The inherent benefit of Design Build projects is the simplicity and efficiency that is brought to the project. By combining the phases of design and build, you receive the hands on experience of our staff who understand mechanical costs and capabilities and secure important development criteria; cost, quality, and time.

Given the responsibility of both design and build phases, we are able to tailor a project to the direct needs of the client and streamline the process. From goals aimed to increase cost effectiveness, to providing non-comparable luxurious mechanical systems, being involved in the project from early stages poses various benefits.

Early Involvement and Research

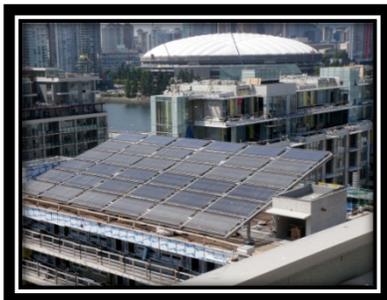
- Engaged in initial design
- Leads to better understanding and execution
- Benefits of our experience and industry network
- Contractor and Consultant working together from the earliest stage

Deep understanding of Project Goals

Through the understanding of mechanical needs/requirements we are able to relate this back to project goals and objectives

Cost Savings and Enhanced Performance

Through over 40 years of experience in the mechanical field, we at WKS have an expansive understanding of mechanical systems and equipment. This relates to the restrictions of specific equipment or methods, as well as the cost of purchasing, installing, and the considerations for future use. Through collaboration, we can design the optimal systems for the given budgetary concerns.





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Locked in Pricing

Our experience of cost associations makes it convenient for the client to pre-determine costs early on in the project timeline. Through diligent estimating and comparison of various options, large contract items can be secured in early stages.

Dependable Timelines

By engaging WKS early in the Design Build process we can effectively forecast all required resources, which include; management, labour, sub-contractors, materials and equipment.



Reducing Administrative Burden

- Fewer changes
- Increased flexibility to address necessary alternatives
- Streamline project life-cycle by removing tender phase

Procurement and Planning

- Pre-determine purchase points months ahead of the normal tendering process
- Reduce the risk of today's volatile market
- Time spent more productively prior to construction to prepare for any challenges

Single Responsibility

At WKS, we are thrilled with the opportunity to continue expanding our Design Build portfolio. Through the last 20 years in particular WKS has earned the reputation of a leading residential/mixed use high rise mechanical contractor. With numerous successful projects in our portfolio, we are better equipped than most mechanical contractors to engage in the design build process for any of your high rise projects.





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DESIGN-BUILD

Powerful benefits for clients and owners.

Design Build allows you to start with just a concept or vision – we provide the rest. Because it combines several phases of the project life-cycle, this delivery method gives you certainty on all three key project parameters: cost, quality and time (or scheduling).

WKS is a solutions provider that:

- Has capabilities extending far beyond mechanical contracting, including design-management, enabling the company to work productively and smoothly with our consultant;
- Has deep experience in costs of services and materials;
- Understands financial risks and has the financial strength to manage them;
- Understands the bigger picture of a project – not just the building phase, but the entire life-cycle, and what this will mean – because we are more than just a contractor; and
- Perhaps most important, understands what the owner really wants and needs – not just the structure, but the objectives of the business that is going to depend on the facility.



Design-build is still evolving – but the benefits can be powerful. Clients and owners are moving beyond low-bid price, to setting a maximum price going into the bidding process, from which WKS can offer the highest-quality facility with the largest achievable number of desired features. For both owner and service provider, the process transcends dollars – it becomes about how to get the very most out of the available dollars. Result: the best solution for you, with reduced risk.

