

Gulf South Builders LLC

GulfSouthBuildersLLC.Net

(228)806-8346

Design-Development-Build

You've done your research and gathered some great ideas for your home remodeling project. The next step is to hire Gulf South Builders LLC, a [Design-Build](#) company to bring your ideas to life.

[Gulf South Builders LLC](#) offers both design and construction services under one contract.

So, what makes our Design-Build process the choice for home remodeling projects?

Let's highlight the [benefits of Design-Build](#) at each step of our [project development process](#).



Stage 1. Initial Consultation

Our design process begins when you schedule a design consultation where we assess your needs and discuss designs. We set goals with you so we can understand what you hope to gain by remodeling, and we review your budget so we can give you a rough estimate of what the job will cost.

Design-Build Advantage:

The owner communicates ideas, budgets, and preferred timelines to one company instead of to the designer and contractor separately. This decreases the likelihood of inconsistent information being shared among the parties involved.

The Comparative Remodeling Analysis will give you a better sense of the **total** remodel cost as opposed to looking at design and construction costs separately.

Stage 2. Feasibility Analysis, (Optional)

The next step is optional and comes at a flat fee, but if you want, we can perform a feasibility study to get a more detailed analysis of the budget and better define the scope of your project. We use this analysis to write your Project Overview and budget range, and we review it with you at a follow-up meeting.

Stage 3. Preliminary Design

Once you've approved Gulf South Builders LLC Design Agreement and we have received your design retainer, we will begin to define the broad conceptual ideas of your project. We do this by developing your "Scope of Work" to describe all of your wants, wishes, and goals. Then we draw up your "Preliminary Floor Plan" to give you a visual of your goals. And finally, we'll revise a fixed priced (estimate) to give you a more realistic picture of what your project will cost.

Stage 4. Design Development

The next step in our design process is to use computer design technology to model your remodeling ideas in full detail. This lets us understand what needs to be changed or added during the project. During this step, we also choose styles, materials, finishes, and products to finalize the aesthetic elements of your new space. Not only does this step help the actual construction process run smoother, but we find that clients appreciate help in making these decisions.

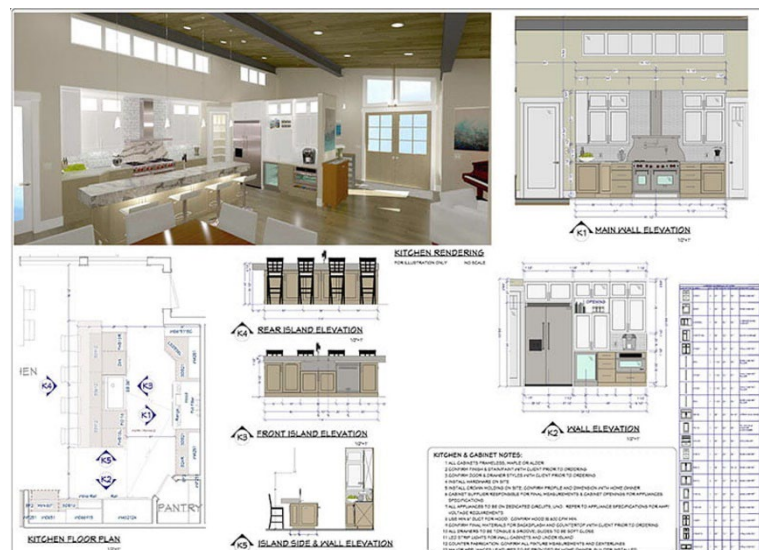


Design-Build Advantage:

Working together with both design professionals and subcontractors/vendors simultaneously ensures that owners get valuable feedback from the appropriate team member in a timely manner. As a result, there is a higher likelihood that timelines are adhered to and quality is uncompromised during the process. Any necessary changes based on the team's feedback can be implemented quickly without waiting for multiple approvals.

Stage 5. Construction Documents

The final step in the design process is to finalize any structural and detailed drawings for the project. These may include 3-D layouts, architectural plans, engineering and framing details, electrical and lighting plans, plumbing plans and fixtures, cabinetry and countertops, trim and millworks, flooring, paint and tile details. This is also when you can expect your project budget to be set to a fixed amount.



Stage 6. Pre-Construction

After all of the design steps are completed, pre-construction can begin. We'll give you a window of time in which we anticipate starting your remodeling project as well as an approximate duration of the project. This step is also when we begin placing orders, developing material lists, pulling any permits needed, and developing the production schedule.

Design-Build Advantage:

Because there will be one point of contact, the risk of miscommunication about materials being used, altered timelines, or design changes will be minimized.

Stage 7. Construction

Finally, before construction begins, we will review your project details one more time, addressing any concerns you may have as well as any considerations we need to be aware of while working in your home. We will be completely committed to your project until it is done, respecting your home, keeping it clean and safe, and leaving you with a beautiful, finished product.

At Gulf South Builders LLC, we oversee your project from designing the floor plans all the way through the actual construction process. Get started on your project today by requesting a [consultation](#) or by [contacting](#) us at (228) 806-8346.