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Construction

Architecture

Disaster Services

Development

G.L. Barron Company is a founding member of the National Association of Church Design Builders



An organization dedicated to helping educate the Christian church in the area of facility expansion.

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GROUNDWORK

THE BUILDING PROCESS FOR PASTORS | **PART 2:**

CHOOSING YOUR DELIVERY SYSTEM



Victor Erwin
Vice President
Church Division



North Side Baptist Church

A delivery system is the methodology used to bring a church's vision for the need of additional facilities into the reality of new buildings. The two most popular are Design/Bid/Build and Architecture/Build.

Church building committees spend countless hours wrestling with the approach they will take to design and build their new facilities – and with good reason. Construction remains the number two most litigated industry in America behind the medical industry. In fact, almost 20 cents of every construction dollar goes toward claims and litigation. So how does a church protect themselves from becoming a statistic while building positive relationships with their designer and builder? By understanding the primary delivery systems available and the advantages of each.

DESIGN/BID/BUILD

Design/Bid/Build, or Hard Bid, is the most familiar of the two systems. The sequence of events begins with the church selecting a designer. The designer discovers the needs of the church, creates a design, and then uses plans and specifications to solicit bid from a handful of qualified general contractors. During the construction stage, the designer inspects for quality control and acts as the customer agent/representative in cases of dispute with the builder.

Advantages

- The designer is selected based on his specific experience with the type of project the owner desires.
- Open bidding to multiple general contractors allows for the lowest ini-

tial cost for the project.

- The designer provides checks and balances for the owner throughout the process.

Disadvantages

- Lack of teamwork with the builder during the design phase can result in numerous change orders that significantly drive the cost of the project up over the initial cost.
- The designer's estimate to establish project budgets may only be

moderately accurate due to lack of builder involvement.

- The actual cost of the project is neither known nor guaranteed until the construction documents are complete and the bids are received. This sometimes results in the owner paying for a fully completed design that they cannot afford to build.
- The owner retains the risk of errors/omissions in the documents, not the general contractor.

TO HELP YOU DECIDE DELIVERY SYSTEMS, ASK YOUR DESIGNER AND/OR BUILDER HOW YOU CAN AVOID THESE 3 STATEMENTS:

- “Our architects designed something we can't afford to build...”
- “We came in way over budget due to change orders...”
- “The architect says it's the builder's fault and the builder says it's the architect's fault...”

see DELIVERY on back

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DESIGN/BUILD

In Design/Build, one contract covers both the design and the construction of the project. The key to the success of Design/Build is that the designer and builder are partnered together from the very beginning of the project. With designers and general contractors under the same roof, finger pointing and fault finding ceases. Most design/builders still hard bid the sub-contracts and thus the only item negotiated is the general contracting fee. A study at Penn State University found that Design/Build resulted in 6% less project cost, 10% less change orders and was 23% faster than other delivery systems.

Advantages

- There is a single source of responsibility.
- Pre-construction estimates are highly accurate

due to early builder involvement.

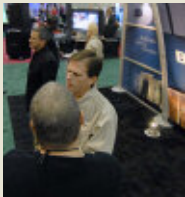
- A guaranteed maximum price is established. Change orders arise only from client directed changes in project scope.
- The design/builders retains the risk of errors/omissions in the documents, not the owner.

Disadvantages

- Some design/builders may not have designers with the experience needed for a specific project.
- If the design/builders does not employ AIA certified architects, the owner risks not having checks and balances throughout the process.
- Some design/builders are not "open book" with their sub contractor bids and/or final costs.

church SOLUTIONS

Conference & Expo



Barron was a key sponsor in the inaugural Church Solutions Conference last February in Phoenix. In addition to participating in the formation and launch of the conference, Greg

Barron hosted the learning track on Master Planning. Barron Design Group architect Kevin Bennett shared his experiences as both an architectural team leader and building committee chairman of his home church during a session which featured interviews with pastors comment-

ing on their personal charrette experiences. Victor Erwin, Vice President of the church division, moderated a panel of pastors at a round table discussion on pastor burnout. Church Solutions Magazine Publisher Katherine Kennedy said, "The participation level for a first year conference far exceeded our expectations and the feedback we got from the session evaluations was extremely favorable. I can't wait for next year's show!"



SPOTLIGHT ON

Claude Holliman

Chief Estimator

The axiom "you'll never save money after the shovel hits the dirt" is an unfortunate truism in commercial construction. It is incredibly important to have a good handle on costs during both the Preliminary Services phase and the Construction Document phase of your project. Claude Holliman is the Barron team member that keeps our architectural staff and our clients closely connected to current costs throughout the design process. He is also responsible for soliciting bids from our subcontractors, analyzing their responses and selecting the best match for your project.



Claude has over 22 years experience in negotiated, hard bid and conceptual estimating in the construction industry. A graduate of Texas A & M University, Claude has developed a solid reputation in hard bid estimating as shown by his percentage of projects contracted vs. projects estimated. He is exceptional at cost system analysis that often results in substantial savings on construction projects. As a Chief Estimator, Claude maintains an excellent track record in managing estimators, project managers and superintendents.

Claude, a resident of Fort Worth, celebrated his twentieth wedding anniversary last year with his wife Andrea and their 3 children. For relaxation, he plays golf and gloats when the Aggies beat the Longhorns in any sport.



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