



SOLUTION ESTABLISHED

Gronen determines the best solution at no cost to the customer utilizing in house design and estimating resources. **No design dollars are spent.**



FIRM PRICE PROPOSAL



COST GUARANTEE

Gronen completes preliminary design and solicits proposals from qualified subcontractors in order to guarantee the **lowest overall cost solution.**



PROPOSAL ACCEPTED

Financial risk transferred to Gronen.



CONTRACT & INVESTMENT



CONSTRUCTION

If no changes to the original scope of the project are made, the customer receives **no change orders** throughout construction.



BUILDING TURNOVER



THE DESIGN BUILD ADVANTAGE

The advantages of design/build construction are overwhelming. Gronen's project team acts as a single point of contact coordinating all due diligence, entitlements, design, and construction, relieving the owner of tremendous time, expense, and stress. Project feasibility is reviewed with real cost input and a hard cost is provided before any design dollars are incurred. From concept to completion, our design/build process ensures you receive the most functional and cost-effective facility.



CONCEPT INVESTMENT

In a traditional setting, the owner hires an architect to complete conceptual drawings. Investment often begins as rough project costs are being established.



ROUGH BUDGET PROVIDED



DESIGN INVESTMENT

Construction drawings are prepared for the owner to send out for bid as additional design expenses continue to be incurred.



DRAWINGS READY FOR BID

Bids are solicited by the owner based on the drawings that have been prepared with little to no cost input. At this point, the owner independently evaluates project feasibility after having incurred substantial upfront expense.



COST ESTABLISHED

Project feasibility is just now established based real on market pricing.



CONSTRUCTION

Lack of drawing coordination in the early stages often results in change orders throughout the construction phase.



BUILDING TURNOVER

