

The logo for CIVE, featuring a stylized vertical line above the word "CIVE" in a bold, sans-serif font.

CIVE

www.cive.com



**TEXAS ORTHO
& SPORTS ME**

**WHY DESIGN-BUILD COMMERCIAL
CONTRACTORS ARE THE BEST CHOICE
FOR MEDICAL DEVELOPMENTS**

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Building projects in healthcare and medical facilities takes more than just the ability to successfully deliver projects. This type of construction requires specialized knowledge about infection control and strict adherence to medical related regulations. Medical developments require experience and unique knowledge of HVAC systems adjustments to ensure proper exhausting, use of HEPA filters, adherence to HIPAA and OSHA requirements and much more. Whether you need a dental office, a stand-alone medical clinic, surgical center or a complete hospital campus built, a design-build commercial contractor is the right choice to build your medical structure.

The concept of a design-build contractor offers an all in one, highly effective service. They manage every stakeholder and process within the development project. Unlike the traditional contract method where the client assigns consultants to design the property, project managers to oversee and contractors to build the site, commercial contractors who use the design-build approach have proven to be more efficient. They can deliver commercial real estate projects on-time & within budget through their cohesive teamwork approach and established business practices. They offer a variety of services to healthcare properties. Some of the services rendered by the contractors include pre-construction services, inspection, assessments, estimates, and all other services required. If you are considering hiring your medical building contractor, consider the commercial contractors that offer all the services needed for your healthcare properties. There are a lot of benefits that are realized from hiring a design-build contractor for commercial real estate projects. There is efficiency in your time and overall savings from their build in cost structures.

SERVICES OFFERED BY DESIGN-BUILD COMMERCIAL CONTRACTORS

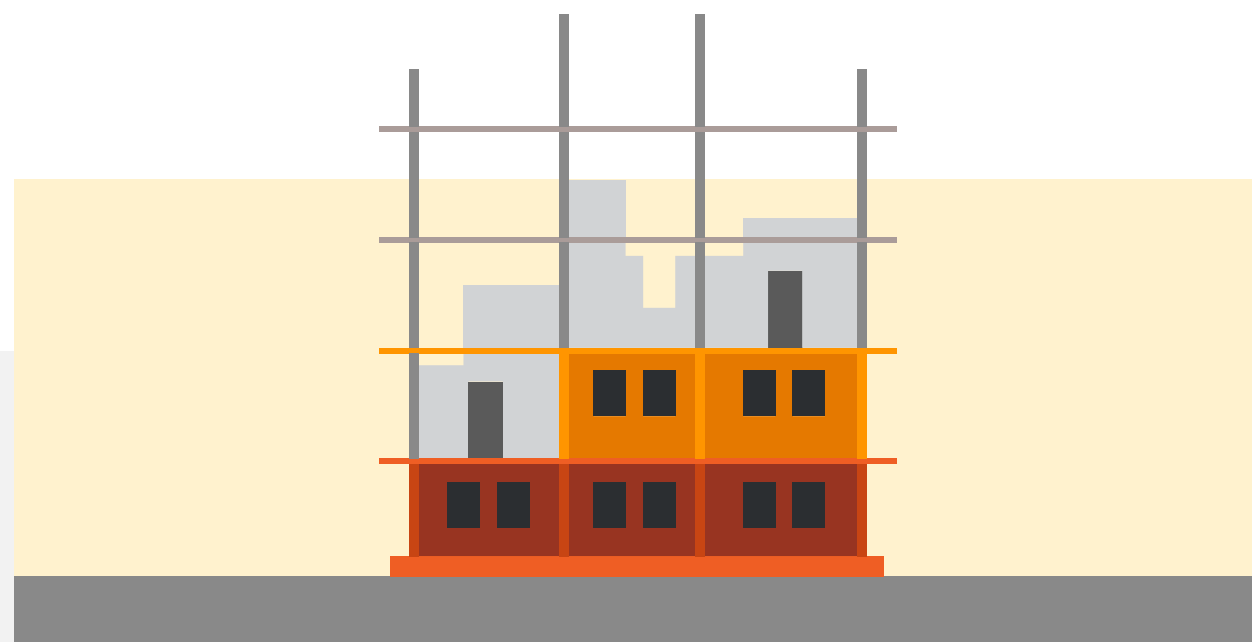
There is a wide array of services that are offered by design-build commercial contractors as opposed to just a general contractor. While the advantages of hiring a design-bid contractor are many, let's further examine their capabilities and deliverables. Their value-added services include the following:

TURNKEY PROJECTS

This is a commercial real estate project involving a contract in which a construction company agrees to design and build the development and turn the key over to the owner when it is completed. The turnkey projects have become increasingly popular over the years. General contractors handle the whole development from ground up and also perform renovations, without having to get stressed over it. You as the client should choose qualified personnel and have the right contract terms. Trust and transparency is paramount in this case.

NEW CONSTRUCTION

When you assign a general contractor to work on your development, they coordinate all the work involved. They install their team of well qualified subs to work on the project. They also ensure they build healthcare properties in accordance with the zoning requirements, local codes and medical regulations.



INTERIOR BUILD-OUTS

After the exterior is complete, the general contractors get well-qualified craftsmen and materials to finish the interior. That is what is known as the build-out. Design-Build contractors have substantial knowledge and skills to provide you with your desired results. They have extensive experience and knowledge of all of the required facets of developing new healthcare properties.

PICKING-UP ON PROJECTS THAT WERE PREVIOUSLY LEFT UNFINISHED

When you hire contractors for your project, you often anticipate the best (and completed) results. However, in some instances the projects might fail due to various reasons, varying from bad management to financial constraints. While these issues occur less frequently, it is important to appoint new general contractors when it does happen. Be sure to hire the best commercial contractors who can pick up on the project without delay and complete the remaining work. It can be challenging to find a reliable contractor who is willing to take on an existing unfinished project, but a design-build commercial contractor is often able to on-ramp a project using their standard business processes to get it completed.

IMPROVING SITES

Under the design-build delivery system, the architects and engineers are part of the team, who can provide information about the site to the project managers and subcontractors without delays that would otherwise be caused if they were outsourced. With this detailed information, the project managers can then begin work on the project.



At CIVE, it is our policy to only deploy professional engineers as project managers on all our sites who can understand the drawings. This slashes down the need to take trips back to the trailer and consult with professionals, who would otherwise not be on the site, further speeding up the project.

The site improvement can include anything that enhances the site's appearance such as, landscaping and land excavation. Improving the site determines how the project will look after completion and will increase the overall value of the project.

RENOVATING AND REMODELING

Design-Build commercial contractors offer renovation services to different medical businesses to enhance their appearance, add new facilities or modify a space to accommodate large medical equipment or desired functionality. If your medical facility is old or needs revamping, then specialized general contractors can cater to the needs of your healthcare property.



BENEFITS OF HIRING DESIGN-BUILD COMMERCIAL CONTRACTORS

There are a number of advantages linked to hiring a design-build commercial contractor for your commercial medical project. They include:

COST EFFICIENCIES

When you turn to the traditional contract method of hiring the design consultants and building contractors separately, you will feel disappointed and stressed from all the high prices that can accrue from all of the different participants. With professional design-build commercial contractors, you will get all the services in one with a set price, so you can be at ease and ensure your project will be completed to your satisfaction. It is not only economical, but you will also know the projected time until the project is complete. Design-build commercial contractors offer transparency throughout the project until its successful completion.

TIME EFFICIENCY IN PROJECT DELIVERY

With the traditional method of hiring commercial contractors for the same projects in medical real estate, it can become a bit hectic and unorganized. On the other hand, with design-build commercial contractors, you don't have to spend time coordinating between all of the different contractors to get your project done. It is an integrated process with architects, engineers, project managers for construction and other team members to create a smooth running project that is assured from start to finish. You save time as all the various entities are covered, from designing, building, pricing, and even permitting and inspections.



ENHANCED ATTENTION TO DETAILS

Design-Build commercial contractors have a team of qualified personnel working for them. The whole process of your project is taken seriously, and work is performed keenly by the whole team. The design-build team ensures the work is flawless from top down. This is efficient as you won't need to consider hiring other contractors in between the processes of the project. Having one team ensures the whole project is planned and executed efficiently.

FULL CLIENT INVOLVEMENT

When design-build commercial contractors are involved in your commercial real estate project, the owners are fully engaged. Working with one team is less hectic and you can keep track of the whole project. Typically, the design-build firm will provide you with one contact throughout the build process, so you don't need to try and chase down different people just to get a status update. You are assured that all of the details you require in your project are met to completion.

COMBINATION OF A VARIETY OF EXPERTISE

Hiring design-build commercial contractors provides you with a team of top experts in building and designing all under one roof. The qualified architects, engineers, and building professionals all work together. This results in an exceptionally collaborative and professionally completed project. This reduces the risk of any mistakes or communication mishaps, unlike the traditional method that involves hectic hiring and managing separate design, building contractors and other personnel.



COMPLETE ACCOUNTABILITY AND TRANSPARENCY IN THE PROJECT

The hassles of miscommunication can be stressful for you when working with different design and building commercial contractors. With design-build commercial contractors, all services are offered by one company. You can assess the whole project as they work on it. They communicate openly and you get transparency with all the costs involved.



CONCLUSION

If you are looking for an efficient medical building contractor for your healthcare facility, then hiring a design-build commercial contractor is the best way to proceed. It is evident all the services and benefits outweigh the traditional contract methods used in the past. You are provided with an experienced team that delivers everything you want in your project. The cost, stress, and challenge of looking for different design consultants and building contractors bidding a high price are taken off your shoulders. Make the right choice for your next medical facility. [Contact a design-build commercial contractor](#) to get the project completed to perfection.

ABOUT CIVE

CIVE is an upscale Design-Build firm, specializing in top-down build process driven by value engineering – from state-of-the-art design, leading-edge engineering, high-quality construction, and elite project management.

Our strengths lie in a rich mix of talent, experience and ingenuity. Our clients can depend on us to anticipate industry changes and plan for the future, while providing most practical and cost-effective solutions. CIVE devotes customized, individual service to all its clients, whether large or small.

Specialties: Residential, commercial & industrial design, civil engineering, structural engineering, mechanical engineering, electrical engineering, construction management & project management.



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