Design build your swimming pool construction or renovation project with us and get:

**Cost savings**

**Time Savings**

**Reduced Administrative Burden**

**Improved risk management**

**Quality, Quality, Quality**

**Design-Build** (or design/build, and abbreviated D-B or D/B) is a project delivery system where in contrast to “design-bid-build”. The design and construction aspects are contracted for with a single entity known as the **Design-Builder**. This system is used to minimize the project risk for an owner and to reduce the delivery schedule by overlapping the design phase and construction phase of a project. This is one of the oldest forms of construction since developing from the “**Master Builder**” approach.

**Design-Build Construction**

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WHY VISION POOLS?

“THE MASTER BUILDER – DESIGN BUILD APPROACH”
Pure Logic

HISTORY: A RETURN TO WHAT WORKS

The design/build delivery system often cites the original “Master Builder” model used to build most pre-modern projects. Under the Master Builder approach, a central figure held total project accountability. From inception to completion, the master builder was the key organizational figure and strictly liable to the owner for defects, delays, and losses. The design/build system is a return to the fundamentals of the Master Builder approach. The United States is the last country to still embrace the old standard of Design-Bid-Build.

A STREAMLINED PROCESS

ONE ORGANIZATION RESPONSIBLE FOR BOTH DESIGN AND CONSTRUCTION.

How It Works

Overview of Process

Vision pools focuses on combining the design, permit, and construction schedules in order to streamline the traditional design-bid-build environment. This does not shorten the time it takes to complete the individual tasks of creating construction documents (working drawings and specifications), acquiring building and other permits, or actually constructing the building. Instead, we strive to bring together design and construction professionals in a collaborative environment to complete these tasks in an overlapping like fashion i.e. construction has begun while the filter building is still being designed.
FACT

Almost 75% of traditional contracts end up over budget, compared to D&B which is only around 20-25% over budget. The overage of a D&B project is generally owner-driven, whereas the overage in the more traditional method tends to be a result of the budget disconnect to which many architects and other design professionals are prone.

Your Benefits with Vision Pools
Master Builder approach

Time Savings
- Design and construction can overlap
- Redesign is eliminated
- Time savings means lower cost
- Earlier occupancy
- Reduced administrative burden
- Material and long lead time procured early on

Project Realization
Because the design parameters of a project are being developed along with the budgetary goals - construction methodologies and budget conditions being weighed simultaneously - a project is more likely to be realized than with a pure design approach. The owner has greater access to the project “team” as the project is being developed. This efficiency is the keystone to success.

Single Source
Instead of having several contractors and consultants, an owner has just one entity to deal with. Design revisions, project feedback, budgeting, permitting, construction issues, and billing are all routed through Vision Pools. This single point of contact allows flexibility for the owner. We will leverage that flexibility for the owner’s benefit by continually refining the construction program to maximize the owner’s value at the completion of the project.

Cost Savings
Design and construction personnel, working and communicating as a team, evaluate alternative materials and methods efficiently and accurately. Value engineering and constructability are utilized continuously and more effectively.
QUALITY, QUALITY, QUALITY

With undivided accountability, responsibility for defects on non-performance cannot shift to another party.

EARLY KNOWLEDGE OF CONSTRUCTION COSTS:

Construction costs are known far earlier than in other delivery systems. We simultaneously estimate construction costs and can accurately conceptualize the completed project. The decision to proceed with the project is made before substantial design expenditure and with knowledge of final project cost.

BE SMART

DESIGN BUILD WITH VISION POOLS MASTER BUILDER SYSTEM

VISION POOLS - MASTER BUILDERS
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“REFERENCES AVAILABLE IMMEDIATELY - CALL NOW”