

Construction Reality

Design Build Labs (DBL) is a construction and design management firm. We enjoy the dirty work. We do all the little things on a project that no-one else wants to do. Our team is committed to finding a better way, all the time.

1. Architectural Discovery

Understand history of occupancy and building usage. Collect and abstract relevant design and transaction documents. Listen to 'wish list'.

2. Mission Alignment

Conduct proprietary online surveys. Lifestyle and workstyle amenity preferences inform planning.

3. Onboarding + Due Diligence

Recommend key players. Develop and administer RFPs. Activate Basecamp & other communication tools. Observe, study & document status of buildings & systems.

4. Transaction Support

Study the transaction documents. Understand the priorities of the deal. Participate in the generation of the Work Letter or Request for Repairs.

5. Budget + Schedule

Develop baseline budgets using crowdsourced benchmarks. Create & maintain project schedules using historical case studies & real time team input.

6. Construction Oversight

Lead weekly project meetings. Manage budget & schedule. Remove obstacles to progress and support teams supported. Document task commitments.



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In our quest for efficiency, DBL is the most advanced user of cloud based project management systems and the only consulting firm of our kind to use proprietary crowdsourcing consensus tools to ensure higher success rates on our projects.

7. Technology Planning

Identify Technology goals. Review current best practice alternatives and compare with the budget goals and constraints.

8. Move Execution

Personalize the logistics of moving. Establish detailed infographics that define origin and destination details. Be a physical problem-solving presence during move days.

9. Space Needs

Calculate square footage requirements to refine planning. Generate space types using information generated from discovery results.

10. Blocking

1st Draft Drawings. Convert discovery results into several versions of drawings that reflect space and room adjacencies.

11. Visioning

Conduct online visioning survey located at www.skylineexchange.com. Use visual preference & corresponding data to inform planning.

12. Utilization

Observe the movement of occupants. Review current layout of the space. Consider ongoing change and the future need for alternative structures and spaces.



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DBL collects and curates the design and budget characteristics of all of our projects in order to be the most accurate estimator with the clearest insight into the future of any project.

13. Test Fittings

2nd Draft Drawings. Combine blocking drafts with space needs to create a drawing with greater detail for use in selecting contractors and vendors.

14. Restacking

For those that plan to stay but need to be more efficient. Propose better adjacencies. Eliminate unused and efficient space.

15. Design Development

3rd Draft Drawings. Establish aesthetic objectives. Refine material & detail selection using budgetary guidelines and collaboration from vendors and contractors.

16. Construction Documents

Final Drawings. Produce Construction Drawings. Supervise agency approvals, entitlements & permitting. Kickoff construction.

17. Change Creation

Prepare stakeholder presentations. Lead a series of 'all-hands' consensus building sessions. Ensure that we have heard & documented all critical issues.

18. Standards Generations

Generate renderings and specification manuals that establish basic standards for layout, furniture & technology implementation.

