The most effective and most popular method used to deliver construction projects in America is the design-build approach. This approach means that one entity, the design-builder, enters into a single contract with the owner to provide both design and construction services. The benefits of sole-source responsibility for both design and construction include:

» Greater cost efficiencies with fewer change orders
» Earlier knowledge of total project costs
» Shared responsibility for the design, budget and schedule
» Quicker project delivery through superior collaboration
Supported by the full resources of industry-leading Morton Buildings, Morton designBUILD is a dedicated team that works with you and your local Morton sales consultant from the beginning to end of your construction project. This collaborative and vertically-integrated team works with you every step of the way to ensure the project stays within budget and on schedule. The team members, including architects, project managers, engineers, drafting technicians, project estimators, and construction management professionals, all utilize the same four-phase project delivery system process.

We developed the designBUILD process with our customer in mind, as it enables us to deliver projects that meet your scope, schedule, and budget. This alleviates stress, eliminates time loss, and ultimately reduces the overall project cost, as our design fees are nominal and included as part of the construction package.
OUR PROJECT DELIVERY SYSTEM PROCESS

CONCEPT PHASE
Schematic Design
✓ Programming, initial code reviews, initial design ideas and arrangement of rooms and initial site layout
Design Development
✓ Floor plans, elevations, renderings, room finishes and major material selection
Budgeting
✓ Written scope of work, transparent cost estimates and align concept design with budget estimates

DESIGN PHASE
Geotechnical Investigation
✓ Soils borings and foundation recommendations
Complete Construction Drawings and Specifications
✓ Certified architectural and structural drawings, certified civil plans, certified mechanical, electrical and plumbing drawings and written specifications
Permitting and Bidding
✓ Obtain building permits and approvals, finalize scope and division of work, solicit proposals for all trades based on approved drawings, obtain actual construction cost of project

BUILD PHASE
Sign Fixed-Cost Contracts
✓ Division of responsibilities, written scope of work with details, and clear and transparent costing
Construction Management
✓ Manage schedule, coordinate all trades, and maintain a safe jobsite
Quality Control
✓ Testing, inspections, and documentation

COMPLETION PHASE
Punchlist
✓ Owner and contractor walk-through with a written list of final closeout items
Closeout Documents
✓ Organized operations and maintenance info, final lien waivers and closeout documentation
Warranty
✓ Written Morton Buildings warranty; includes labor and materials, and is not pro-rated, and material and workmanship warranty on remainder of project
WHY MORTON?

Advantages of having Morton Buildings construct your custom project:

UNIQUE VERTICAL INTEGRATION:
» Morton controls more of the design and construction process
» Many materials are manufactured in our plants
» Building components are shipped to the jobsite using our fleet
» Construction is executed by our construction crews
» Construction management is provided by us. Morton designBUILD is self-performing on the structural building envelope

ALLIED DESIGN GROUP:
Our affiliates, Allied Design Architectural & Engineering Group, P.C., can provide certified design or engineering services. They work exclusively for and with Morton Buildings.
» Located under the same roof
» Seamless transitions between design and construction
» Design work done at cost
» Value engineering—will only design what can be built within budget

OUR DIFFERENTIATORS:
» Construction-led, design-build process
» Owner retains all rights to all information (plans, designs, specs, etc)
» Owner only commits to each phase, one at a time
» Trust of the Morton brand—strongest warranty, financially stable, 100% employee-owned
ANIMAL SERVICES

CHURCH & ACTIVITY CENTERS
EQUESTRIAN FACILITIES

FIRE STATIONS & MUNICIPAL BUILDINGS
RETAIL OUTLETS

RESTAURANTS
SCHOOLS & DAYCARE

WAREHOUSES
WEDDING & EVENT VENUES

WINERY, BREWERY & DISTILLERIES
Headquartered in Morton, Illinois, Morton Buildings has national capabilities with local expertise. Morton operations overs 100 employee-owned construction centers that serve as logistical/local hubs for construction services and subcontract networks. Morton also operates 8 manufacturing facilities where many of our building components are produced. Our vertical integration allows us to control quality, timelines, and reduce shipping costs.

“Let's discuss your upcoming project.”

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