



MORTON
designBUILD®

INTEGRATED DESIGN AND CONSTRUCTION SERVICES



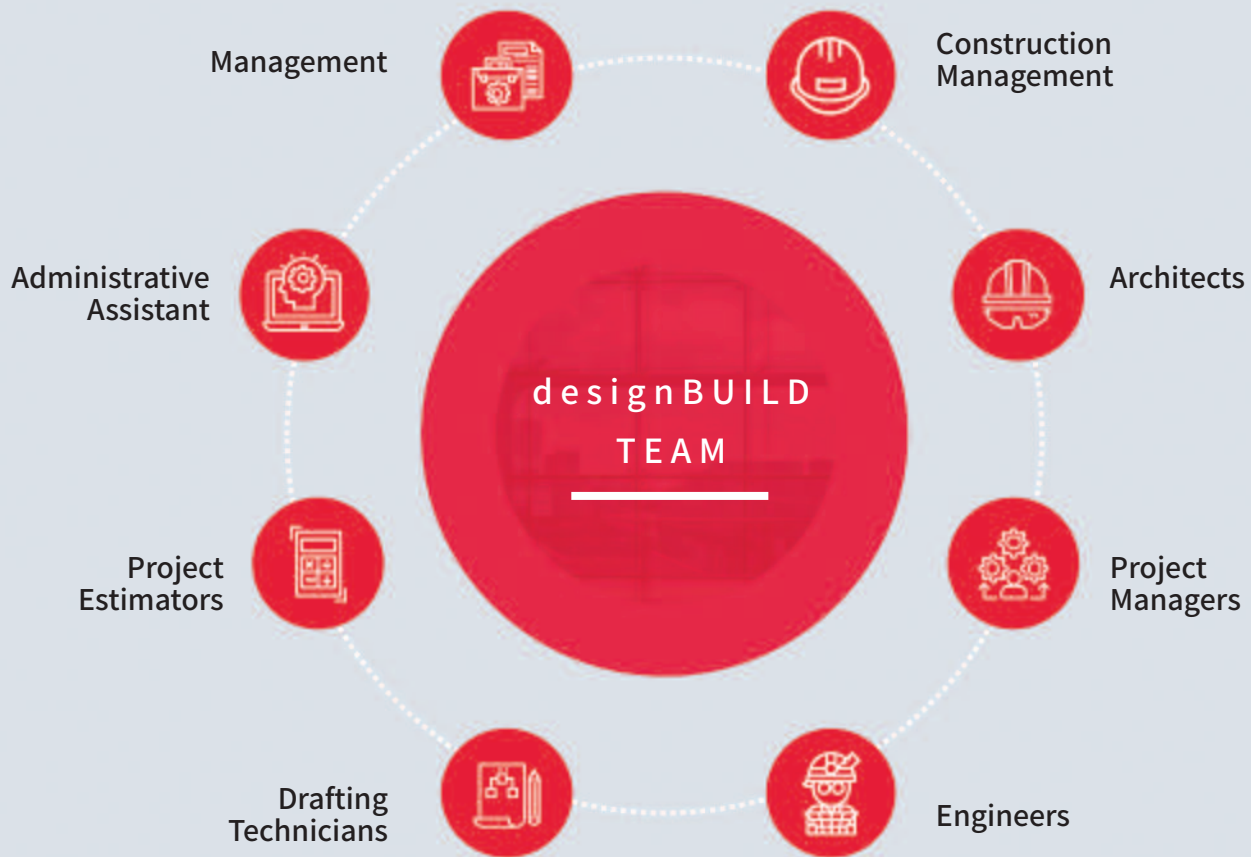


DISCOVER THE designBUILD DIFFERENCE

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



OFFICE & FINANCIAL INSTITUTIONS



OPERATION & MAINTENANCE FACILITIES



RESTAURANTS



RETAIL OUTLETS



SCHOOLS & DAYCARE



WAREHOUSES



WEDDING & EVENT VENUES



WINERY, BREWERY & DISTILLERIES



BRIAN R.
G.A. RICH & SONS
DEER CREEK, IL

"We decided to go with a Morton building due to their reputation for quality, pricing, construction, advice and their design team... a complete, full package from the design to us moving in."



Headquartered in Morton, Illinois, Morton Buildings has national capabilities with local expertise. Morton operates over 100 employee-owned construction centers that serve as logistical/local hubs for construction services and subcontract networks. Morton also operates 6 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.

