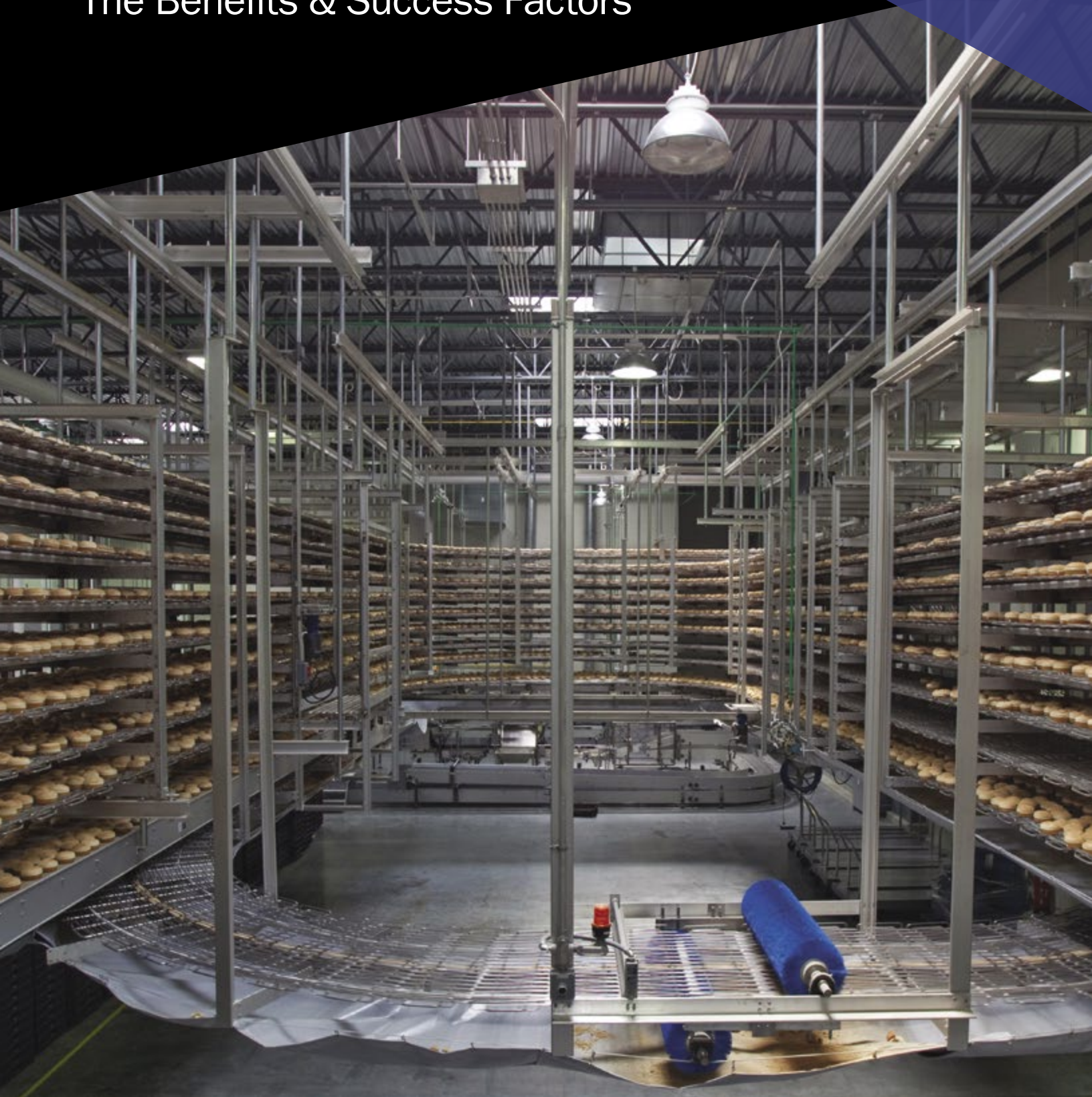
A·M·KING

Integrated Design-Build

The Benefits & Success Factors



A Design-Build approach was best for us… It gave us the ability to fast-track design, budgeting and construction while overlapping these conventionally sequenced functions. A M King's design team provided an efficient 115,000 sf facility layout, a strikingly beautiful corporate headquarters building front and entrance, while maintaining a sf cost budget through the completion of the job. The construction team battled 100-year rains that lasted two months during a crucial time of the project when we needed to pour concrete. Despite the weather challenge, the facility was delivered on-time! We can't thank A M King enough for their guidance and performance on this project and can't wait to work with them again.

Dean G. Soll
Co-Founder
TrueCore

Benefits of Integrated Design-Build

01
Single Source Contracting

02
Seamless Process

03
Greater Innovation through Collaboration

04
Competitive Pricing

05
Change Mitigation

06
Speed to Market

TrueCore Insulated Metal Panel Manufacturing Facility

AWARD

Food Engineering's Food Plant of the Year Award Winner

Northeast Foods
Automatic Rolls of North Carolina

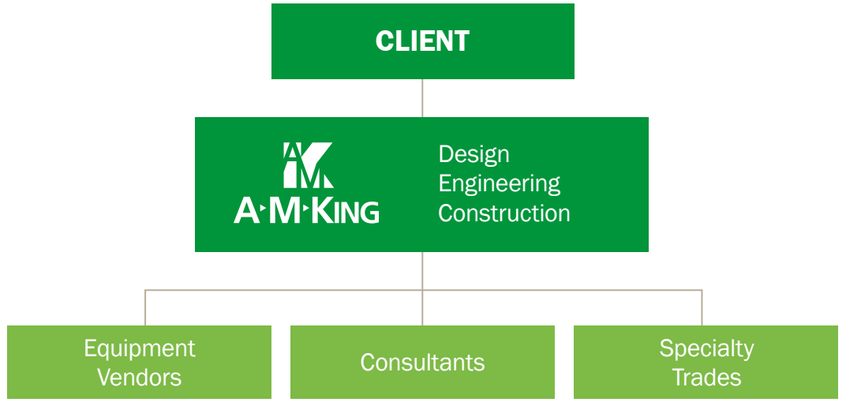
A M King and Northeast Foods were able to partner together and assemble an exceptional Design-Build team, which had the capability to take this facility from a basic conceptual design to the truly innovative facility that is in operation today.

Dennis Colliton
Vice President of Engineering / Northeast Foods, Inc.

01

Single Source Contracting

A M King's fully integrated Design-Build expertise permits the Owner the ease of contracting with one firm that has responsibility for the entire project, eliminating the Owner's responsibility for coordinating multiple firms and disciplines.



02

Seamless Process

The design and construction teams are integrated under one roof, fostering an atmosphere of trust, transparency and collaboration. This results in a more productive and efficient process.

Cheney Brothers Statesville Food Distribution Facility

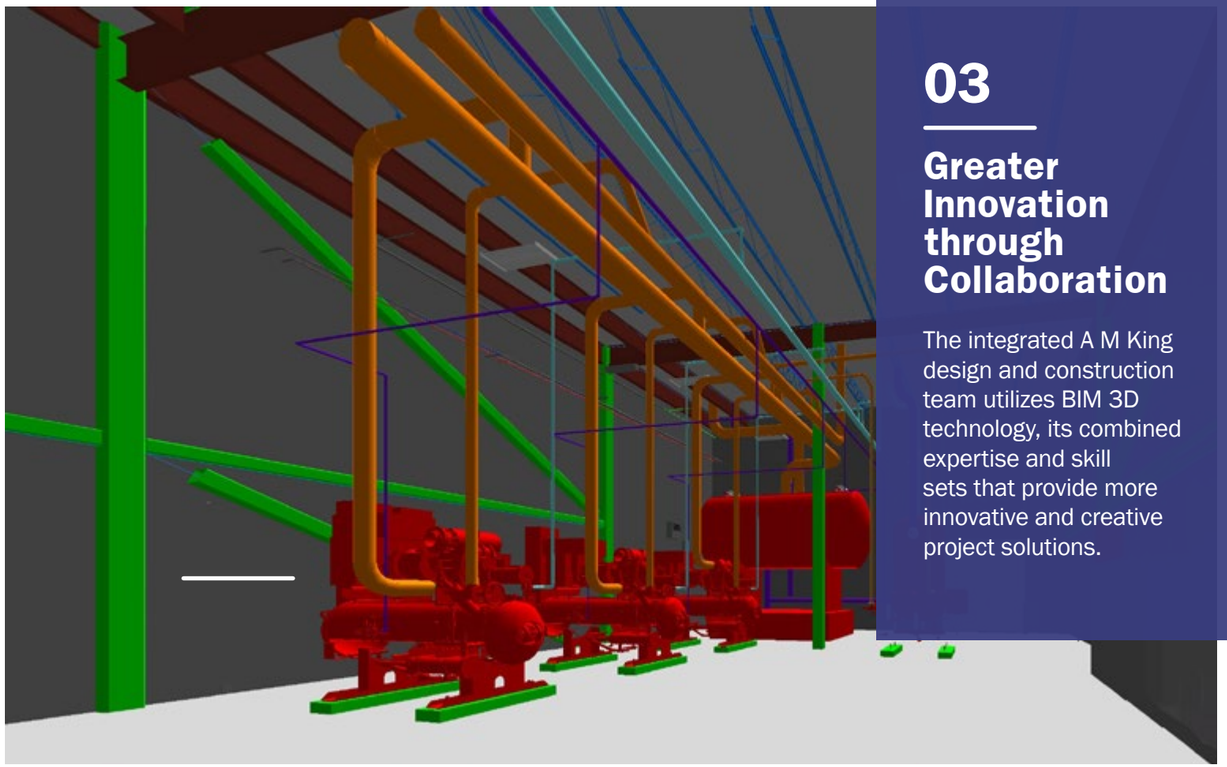
AWARDS

2019 ABC Carolinas Excellence in Construction Eagle Award

2019 ABC Carolinas Project of the Year Nominee

“The collaboration between the A M King and Cheney Brothers teams during the expansion was impressive. The teamwork was important because it allowed us to continue serving our customers during the expansion. We have had the opportunity to show our new, expanded facility to many customers since completion, and we do so with pride.

Rick Stapleton
President
Cheney Brothers, Inc. / Statesville Facility



03

Greater Innovation through Collaboration

The integrated A M King design and construction team utilizes BIM 3D technology, its combined expertise and skill sets that provide more innovative and creative project solutions.

04 Competitive Pricing

A M King’s approach to Design-Build secures multiple pricing proposals from prequalified subcontractors and vendors that are in turn shared with the Client through a transparent process.

Item	Description	Schematic Budget	Subcontractor A			Subcontractor B			Subcontractor C			Subcontractor D		
		COST	INCL	QTY	COST	INCL	QTY	COST	INCL	QTY	COST	INCL	QTY	COST
000	**Addenda/RFI’s**													
001	Bid RFI #001		Y			Y			Y			Y		
002	Bid RFI #002		Y			Y			Y			Y		
003														
004	**Base Bid**	$1,100,500.00						$974,718.00			$1,074,277.00			$1,230,000.00
005	Columns		Y		573,000.00	Y			N			Y		
006	Beams		Y		314,930.00	Y			N			Y		
007	Joists		Y		93,670.00	Y			N			Y		
008	Decking		Y		63,250.00	Y			N			Y		
009	Bollards & Misc. Protection		N			Y			Y					

AWARDS

2018 ABC Carolinas Excellence in Construction Eagle Award

2018 ABC Carolinas Design-Build Project of the Year

Daniele, Inc.
Salami Plant and Renovation

“A M King’s ability to effectively and efficiently manage the design and construction process allowed Daniele Foods to enjoy a project that was below budget, within schedule requirements and that fully met – and even exceeded – our tough quality expectations.

Filippo Oppici
Facility Manager / Daniele, Inc.

05

Change Mitigation

The collaborative process dramatically reduces drawing errors to keep design within cost and budget parameters. Through single point of contact, the risk of costly design errors is shifted away from the client.

ALDI Inc. Distribution Center and Regional Headquarters

AWARDS

2019 Design Build Institute of America National Merit Award

2019 ENR Mid-Atlantic Award of Merit Manufacturing

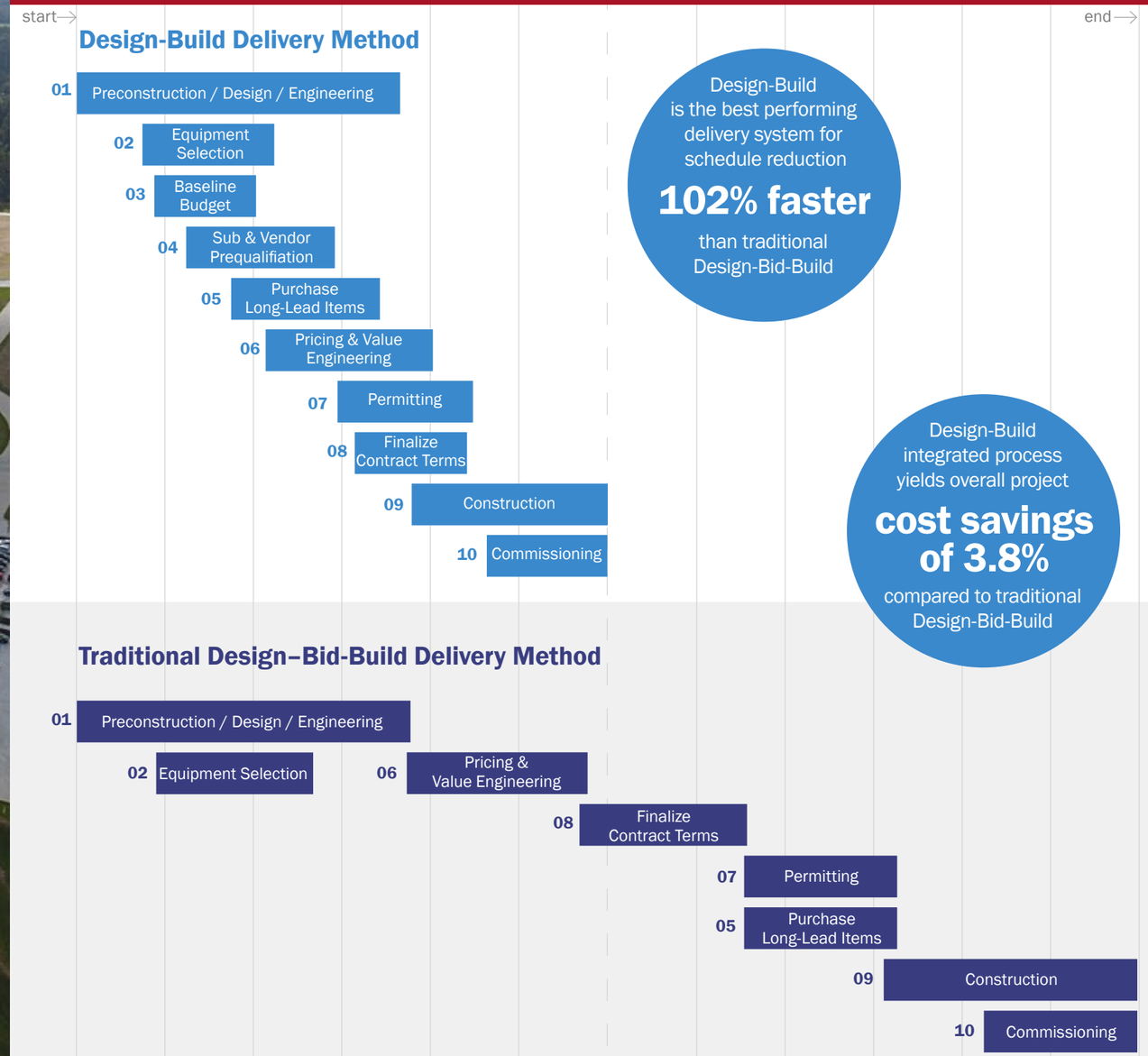
2019 ABC Carolinas Excellence in Construction Eagle Award

“We chose the Design-Build delivery method for the facility based on benefits that included optimal collaboration, single-source accountability and budget management during the design phase. The project was completed with virtually no change orders and kept final cost within the original project budget, thus allowing ALDI personnel to take ownership of the building earlier than required and operations to commence on time.

Adam Kastl
Director, Warehouse Development
ALDI Inc.

06 Speed to Market

Research has consistently proven that integrated Design-Build is the most expeditious method for delivering a completed project.



Design-Build Institute of America’s

Research Findings of Schedule Savings

The **Design-Build Institute of America (DBIA)** has released new research findings in the report, “Revisiting Project Delivery Performance,” which shows that America’s Design-Build projects continue to deliver faster, and with greater reliability in cost and schedule performance than traditional delivery methods.

> *This is the second project we have completed with A M King and look forward to a continued relationship with them for years to come.*

Warren Newell
Director of Development
Southern Foods/Cheney Brothers, Inc.

Southern Foods
Meat, Seafood and Cheese Processing Facility

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#designbuildbetter

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