

As Featured In



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ICONIC's Expanded Interview With Team DSC® Regarding The Custom Home Building Process

General Advice:

- ✓ As much as possible, frontload all design work and decision making. If you are comfortable working with three dimensional visualizations, it can be helpful to utilize virtual design and construction (VDC) methods and building information modeling (BIM).
- ✓ If design work and decisions are frontloaded in the process, it allows your construction team the opportunity to pre-purchase key materials well ahead of time. Staging ahead of deployment helps avoid disruption from the supply chain, discontinuation of previously specified materials, and helps add certainty to coordination of activities at the construction site.
- ✓ Every qualified design and construction professional is currently busy. By being a great client, you will help your project team prioritize you and your project. Being a great client starts with providing prompt decisions, promptly paying bills, and by being a generally good and kind human. You should be fun to work with and you should have fun with your team throughout the process!

Expectation Management:

- ✓ Along the way, something is going to go wrong; there is no such thing as a perfect product or service in any industry. You will do your entire project team and your mental health a favor by keeping cool when something goes wrong and choosing to work together with your project team to find a constructive solution.
- ✓ When your builder presents prices to you, they are just the messenger; do not punish them for market forces outside their control. Nationally for the construction industry at large, building costs have gone up approximately 30% since the start of the pandemic. For specialty vendors and some key craftsmen involved on luxury custom homes, prices having gone up more given the currently high demand for their specialty skillsets. Further, Phoenix is one of the hotspots in the country for growth, which adds additional pressure on construction costs.
- ✓ If there is not a clear and final scope (e.g., design drawings and specifications), then there is no way to have a clear and final budget and schedule. Scope, budget, and schedule are all interdependent; when scope varies or is undetermined, then the budget and schedule will vary and be indeterminate.
- ✓ Anything worth having is worth waiting for. In the words of Warren Buffet, "No matter how great the talent or efforts, some things just take time. You can't produce a baby in one month by getting nine women pregnant." Arbitrarily piling more people onto your project will not necessarily result in a better outcome and will more likely result in the project taking longer and being a lower quality.

“As much as possible, frontload all design work and decision making. It allows your construction team the opportunity to pre-purchase key materials, helping avoid disruption from the supply chain.”

—Jeremy Meek, *President*,
Desert Star Construction, Inc.



DESERT STAR CONSTRUCTION

Follow [this link](#) to see the full digital edition of *Iconic Life* and the cover page feature on DSC's STRATA project.