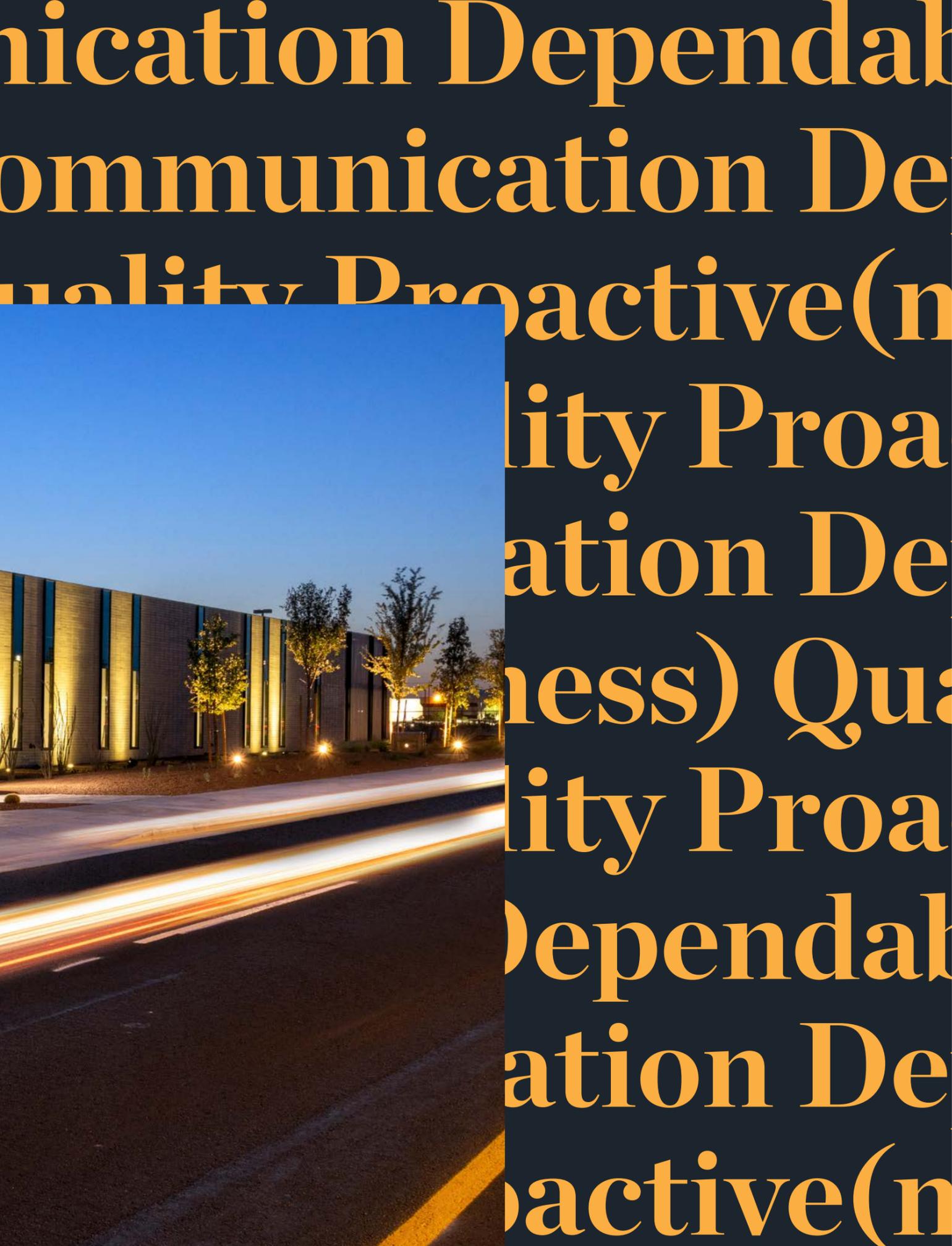


LGE | DESIGNBUILD

Designing Your Vision. Building Your Future.





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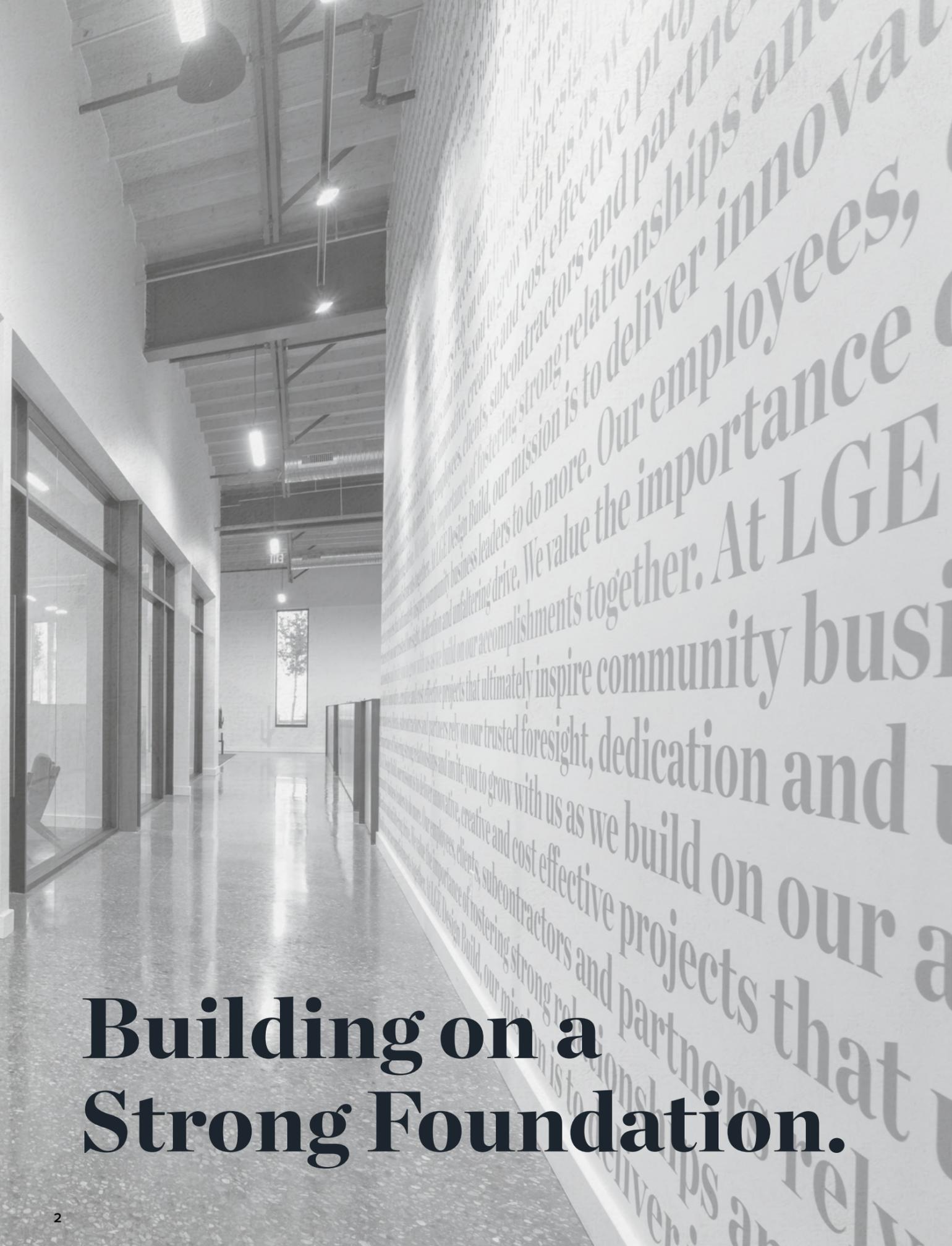
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Building on a Strong Foundation.

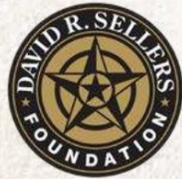
LGE continues to build our industry leading reputation as one of the premier design build firms with more than 25 years of experience.

Founded in 1994. David R. Sellers founded LGE Design Build in 1994 with the idea of streamlining the design and construction process creating a “single source” that is accountable for all of the complexities of design, estimating, and construction. What started with a handful of smaller industrial buildings throughout the Phoenix area has turned into a vertically integrated design and construction company with projects ranging from under \$1 million to over \$100 million in value. LGE is consistently ranked among the best general contractors in the Southwest and is the only large-scale commercial general contractor in Arizona that has both design and construction under the same roof.



Jeeps in the office. As you walk through LGE's headquarters you will notice 2 beautiful and unique Jeeps. These were both hand built by David R. Sellers and exemplify the quality that LGE puts forth on each of its projects. While LGE is not in the auto business the attention to detail, quality, and execution carry through with all aspects of our business. We are proud to show off these pieces of art and are reminded every time we walk by them the level of excellence we are striving to achieve.

David R. Sellers Foundation. Through its foundation, LGE is focused on supporting organizations that are dedicated to improving the lives of children, including Child Help, UMom, St. Jude Children's Research, Adelante Healthcare, Worldly Kids, Crockett Elementary School, Arizona Cancer Foundation for Children and Global Orphan Hope. Every day millions of children are faced with abuse, neglect, illness, homelessness, lack of education or live in impoverished circumstances. The foundation is focused on making a positive impact by helping to support organizations that are dedicated to improving these social issues. We invite our community members and business partners to support us in any way possible to help such causes by donating on our website.



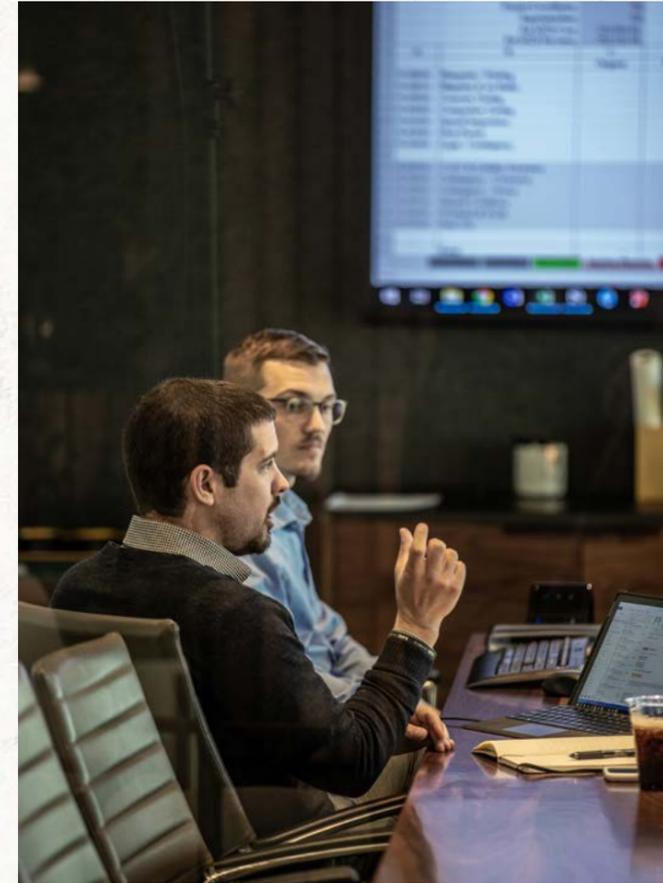
www.dr saz.org



Why are we a design builder? In 1994, almost all construction was completed under the design-bid-build model, creating uncertainties in price, schedule, and quality. At that time, LGE added design to our construction process so that we could control quality and speed of design. True design build in construction is where the designer and builder jointly make product specifications so that costs and quality are known.

While we work incredibly well with third-party architects, LGE also has the unique ability to design in-house. Started in 2014, LGE Design Group has tackled projects of all shapes, sizes, and types and their capabilities are uniquely informed by an understanding of how each line they draw comes to life in construction. We have redefined design by creating architects who know how to build better than anyone in their field.

LGE | DESIGNGROUP



Our clients rely on us to be dependable and to provide the craftsmanship we pride ourselves on delivering. LGE's management team collaborates with clients to develop a lasting impression and to create award-winning designs through our unique processes. From concept, design, and construction, LGE is there every step of the way to transform your vision into reality.



Recognition of our quality work. Since 2004, LGE Design Build has garnered more than 30 prestigious industry awards, including "Best Industrial Project" for MS Chandler Park and "Best Retail Project" for Whiskey Row Gilbert at the 2018 AZRE RED Awards. We have also completed numerous other projects that serve specific purposes from restaurants that make you want to stay and enjoy the food and spirits, to office buildings that are built to support the people who occupy them, to adaptive re-use projects that make something old beautiful and useful again.



In the Flow with LGE.

In 1994, almost all construction was completed under the design-bid-build model, creating uncertainties in price, schedule, and quality. At that time, LGE added design to our construction process so that we control quality and speed of design.

To meet these the tight estimates that we are known for, it is imperative that our team works together seamlessly. Our project executive, who brings in the project, is responsible for leading the project through the design process – ensuring that the owner’s voice is heard

and that their wants and needs are incorporated at every step of the design process.

Our open floorplan encourages collaboration and you will often see project teams working on one of our indoor or outdoor collaboration spaces, which were designed to spark creativity through art or movement.

Under One Roof.

Collaboration and creativity are key to our culture and the quality of projects that we design. To help foster these values, we designed and built a variety of collaboration spaces into our headquarters. From a kitchen stocked with snacks, to an outdoor area where we can grill and play cornhole, to tables and rooms of different sizes scattered throughout the building, we encourage our teams to noodle through challenges and to design facilities that reflect their owner's own values and culture.



BUSINESS DEVELOPMENT

Our business development professionals are here to help our clients navigate the design build process from concept all the way through our two-year warranty period and beyond. Our project champions advocate for you from Day 1 and help you navigate each project milestone.

ACCOUNTING

Our accounting team has seen it all. They work with our clients from start to finish and make a meaningful difference through consistency and accuracy at the financial level.

DESIGN

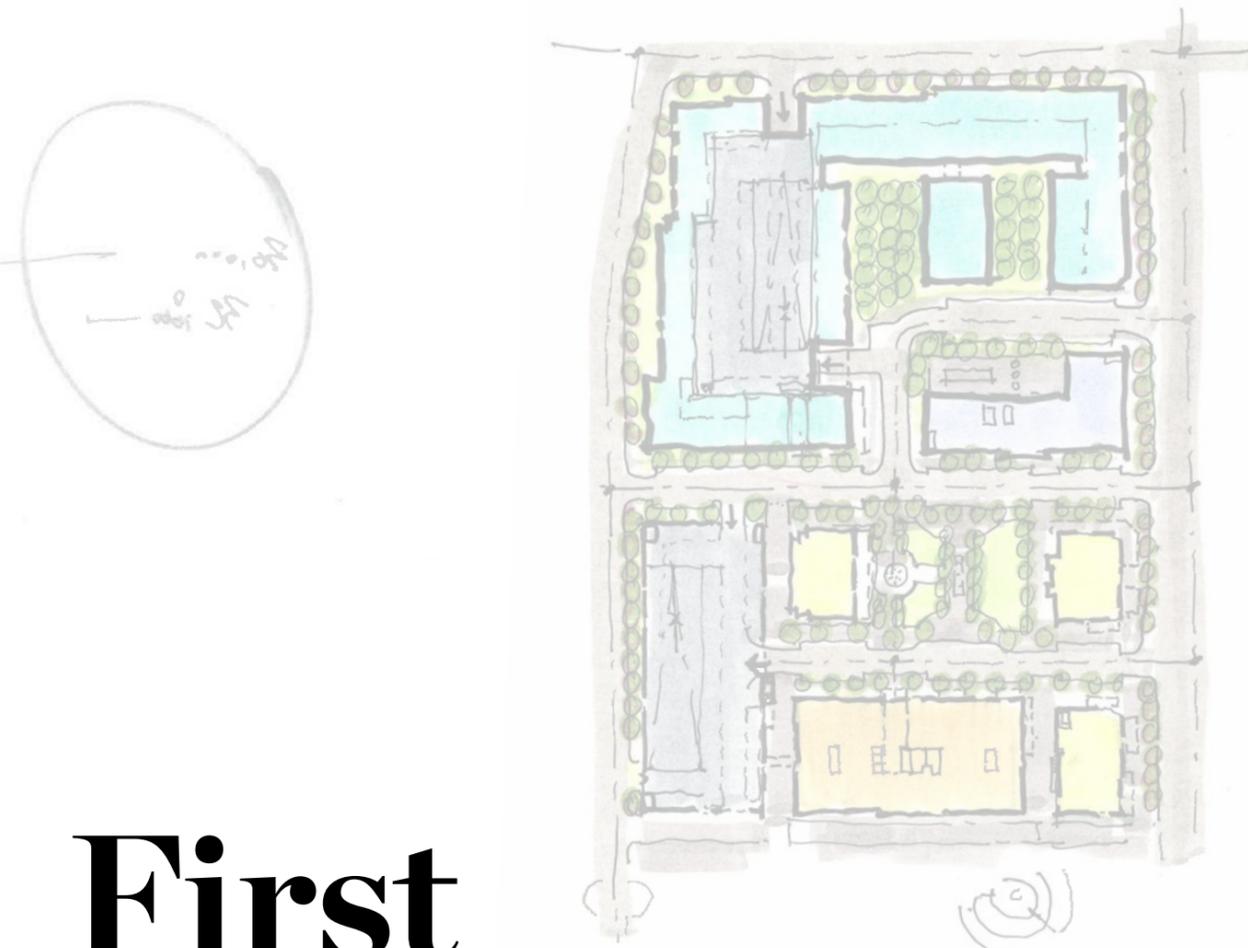
The design group brings our clients' vision, wants, and needs into play as they work to create spaces that fit within the budget constraints, while still imparting as many of the client's desires into the facility as possible. Value engineering is important to get the most for each dollar spent, and our design and construction teams begin collaborating immediately to give you the most design possible for the budget.

ESTIMATING

Like everything else at LGE, our estimating team approaches each project knowing that our clients trust us to be accountable for every development cost they will incur during the design and construction process, including entitlements and permitting. We take pride in foreseeing what other contractors do not, and educating our clients on the types of costs that often slip through the cracks in conventional design-bid-build scenarios.

CONSTRUCTION

Construction is where design and estimating comes to life. By staying at the forefront of construction technology and with a passion for communication, our construction team delivers quality while letting our clients focus on running and growing their businesses. At LGE, speed is always key and it can be achieved at the highest level when you have been plugged into a project from day one and your architect and estimator are available at a moment's notice.



First Things First.

Preliminary

Utilizing our construction knowledge, we work with clients to find the best site for each project, creating sketches and putting together site plans with preliminary budgets, ensuring that the project pencils early on. Our estimating team takes pride in providing real estimates based on decisions reached among the client, architect,

and estimator. This helps ensure that the end product is top of mind, resulting in the best design for your budget. We provide more custom information early so that informed decisions can be made as to where to spend money for the most benefit. The preliminary work sets the tone for the project.

“ Working closely with clients during initial planning stages allows us to use our expertise and fully capture their vision in the initial planning of the site.

LGE DESIGN GROUP ARCHITECT



Heritage Park

Gilbert, Arizona
2020 - 03 - 02

LGE DESIGNGROUP

PRELIMINARY SITE PLAN

1"=50'-0"

LGE DESIGNBUILD

SITE PLANNING

We help you evaluate sites based on zoning, code conditions, existing infrastructure, and access. Site improvements are typically more than one-third of the project cost and often hold projects back.

We are really informed about how we put the design together with information gained from researching aerials, pulling utility records, and making decisions that consider the current estimate.

Prelim

- Site Planning
- Concept Design
- Budget
- PDA

Design

- Entitlements
- Construction Documents
- Permitting

Estimating

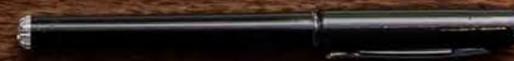
- Bluelines
- Blacklines
- Contract

Construction

- Sitework
- Shell
- TI

Warranty

- Closeout
- 2-Year Warranty
- Maintenance



CONCEPT DESIGN

We bring an it factor to projects and are remarkably skilled at making impact statements that don't break the budget. We are known for our cool, remarkable, efficient, contemporary designs that are based on diversity of thought from the architect and builder that drives the budget and design toward the middle, allowing you to keep the cool without breaking the budget. Everything about each project is client, location, and culture specific and speaks to the client's brand.



After developing the client's program, we begin space planning while incorporating current trending materials that work cohesively to visualize the overall shape and spaces of the project.

LGE DESIGN GROUP ARCHITECT

Prelim

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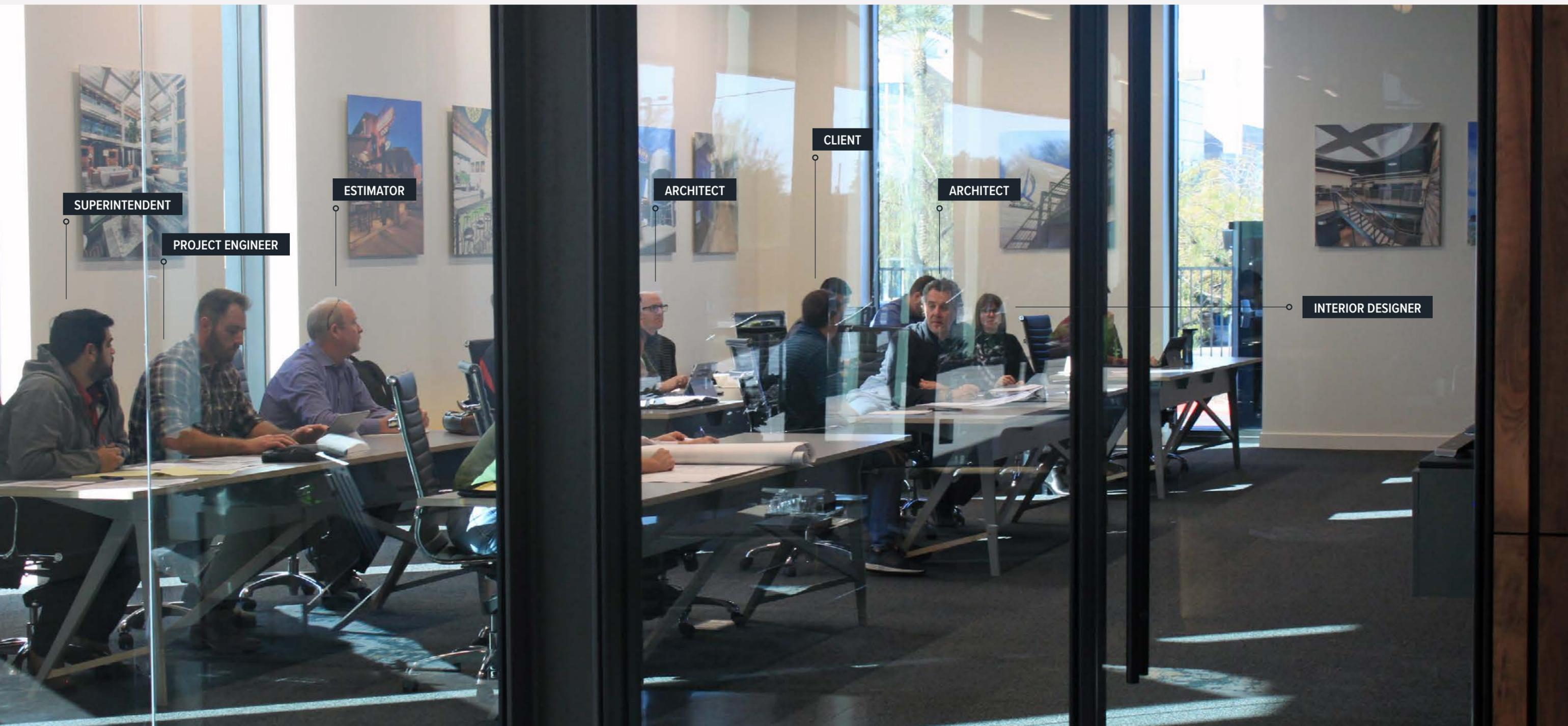
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SUPERINTENDENT

PROJECT ENGINEER

ESTIMATOR

ARCHITECT

CLIENT

ARCHITECT

INTERIOR DESIGNER

BUDGET

LGE controls design, estimating, and construction with one unified team and this makes us able to eliminate the typical cost increases seen with a traditional design bid build model.

PHASED DEVELOPMENT AGREEMENT

The Phased Development Agreement (PDA) is the roadmap through the pre-construction process. It is a proprietary document that culminates in the client presentation meeting, where the entire team walks through every line item of the design and budget, and the client signs the document, moving the project to design.

Designing Your Vision.

Design

Final design moves forward to completion based on the decisions made during the client presentation prior to PDA. The build team comes in at PDA to provide the design team with live feedback during the design process. Lessons learned are immediately incorporated and construction documents are aligned with the construction team bringing speed to construction.

ENTITLEMENTS

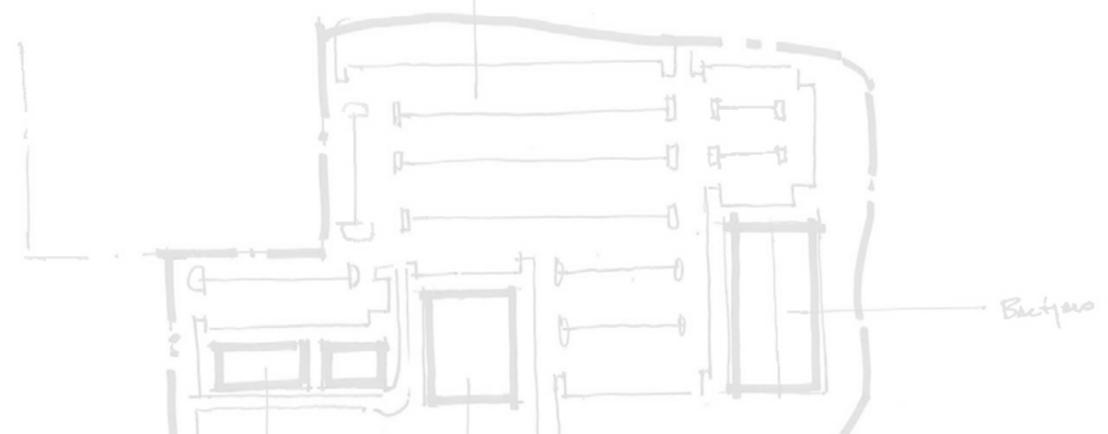
We have entitled more than 1,000 projects in a variety of jurisdictions. Entitlements may include zoning, permitting, meeting local design review standards, managing stormwater, and gaining utility and access approvals. We have built impactful buildings across the Southwest and are accountable to the jurisdictions to get responses.

CONSTRUCTION DOCUMENTS

Once we move to design, the team creates the construction documents, which include floor plans, elevations, sections, detail drawings, and specifications. Together these documents provide a complete representation of the building.

PERMITTING

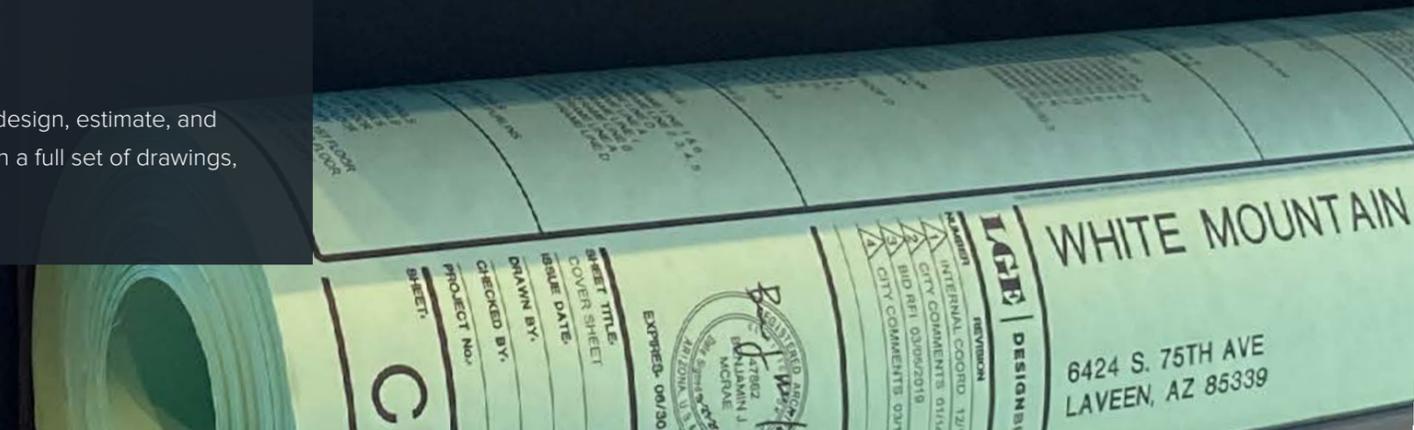
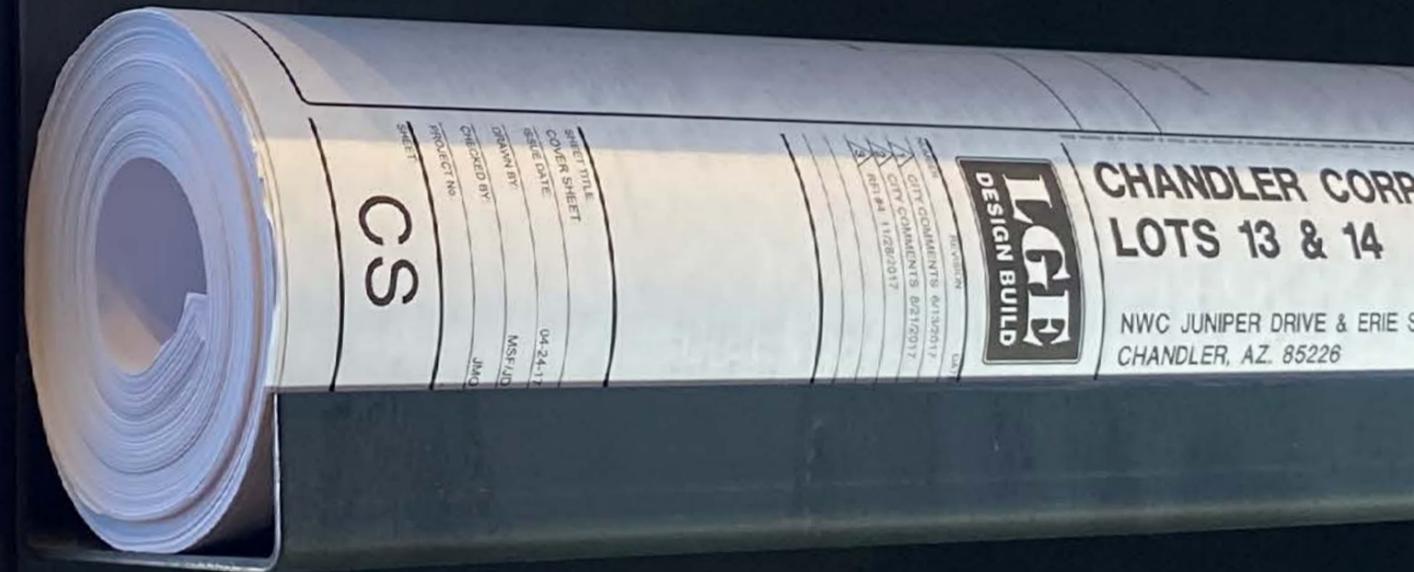
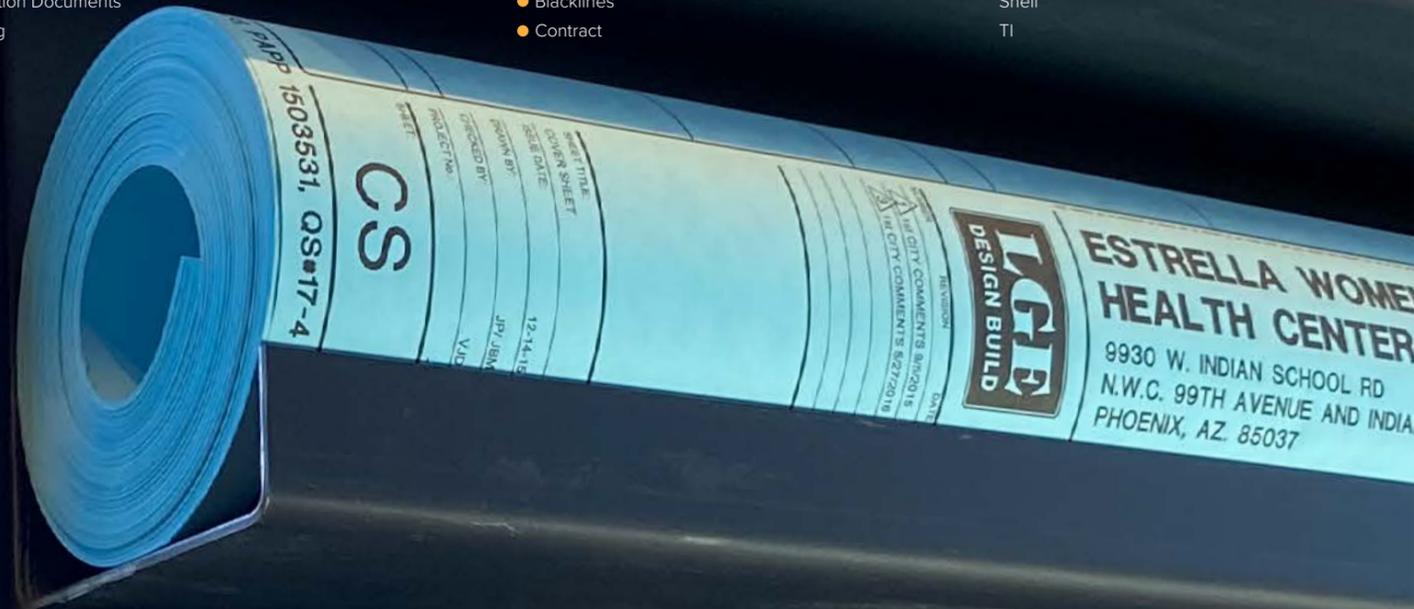
Because permitting can stop projects completely, our client champion begins coordinating required permit documents for approval prior to construction. Jurisdictions like working with LGE because the same client champion will meet with their staff throughout the permitting process.



Over the years we have built strong relationships with the jurisdictions we closely work with. This allows for client, architect and city to truly collaborate effectively.

LGE DESIGN GROUP ARCHITECT

Estimating Accuracy.



BLUELINES

Blueline review is the biggest, most exhaustive drawing review. Everyone is in the room, turning the pages to ensure that the design intent is reflected in the construction documents. This review includes the scope, budget, and subcontractor scope reviews to select the best subcontractors. Bluelines are printed on blue paper, which helps us to know what plan set people are using.

BLACKLINES

Blackline review takes all of the comments from the Blueline Submittal and includes them into the revised drawings and AIA contract. These documents are printed on white paper and are presented to the client at a page-turn meeting. These are also the set of drawings submitted for 2nd city review and anticipated city approval.

GREENLINES

We are now ready to break ground on our client's new project, we have received word from the city that the permit is ready for pick up. Minor corrections were made to the plans thus kicking off the final set of drawings we call green lines. These modifications are incorporated to into our AIA contract and all subcontractor buyouts are finalized.

Estimating

Estimating is where everything comes together – the design is held against costs. Because we design, estimate, and construct with one team, we are very good at estimating projects costs. Typically, when we reach a full set of drawings, bids are within a few percentage points of the estimate.

Prelim

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Building Your Future.

Construction

During construction, we manage tasks related to on-site activity and ensure that we proactively communicate with the construction team and that we adhere to weekly schedules, delivering day-to-day objectives that ensure the project is completed on time.

SITWORK

The first order of construction is to complete preliminary site work, which includes grading to manage the flow of water across the site and includes retention or detention as required. Sitework also includes getting wet and dry utility stubs to the site.

SHELL

A shell building separates the building's interior space from the exterior surrounding areas, provides structural stability, and includes the foundation, doors, windows, footers, and roofing. A mix of materials may be used in the construction of the shell, including stone, wood, concrete, metal, masonry, and glass. The core (the elevators, restrooms, and utility closets in the middle of the building) is typically constructed with the shell.

TENANT IMPROVEMENTS

The tenant improvement (TI) build-out takes the raw space and turns it into the inviting space that our clients desire. This includes all interior finishes, cabinetry, flooring, and other fixed items.



Ongoing Care.

Warranty

CLOSEOUT

After completion of the project, we continue to support clients by offering check-ins to ensure complete project satisfaction.

2-YEAR WARRANTY

All LGE projects have a better than market, 2-year warranty. We think about warranty as soon as we start your project. We prepare a warranty book that lists all subcontractors and everything you need to know about your building.

MAINTENANCE

We offer maintenance contracts that include general building repairs, maintenance of building life-safety and security alarm systems, and systems such as heating, ventilation, air conditioning, plumbing, electrical and lighting.

Market Sectors



LGE Design Build celebrates the success of our clients. From the start, LGE has shaped communities with projects of all sizes and for companies big and small. Our presence has been felt in most major market sectors in which we continue to push the envelope on design, quality, and complexity. With our unique, end-to-end approach to serving our clients, the work LGE has built in each market captures our clients dreams and goals with the expertise of a company that's woven together design, cost, and construction countless times.





Industrial

LGE's foundation is in the industrial market. In 1994, our first design build project was a 9,400 square foot industrial space for Cammate Systems in Chandler, Arizona. In 2019, we were under construction with more than 2,000,000 square feet of industrial product alone. Getting there has introduced us to hundreds of business owners and developers, and we take pride in the trust that we have established through our dedication to understanding their businesses and delivering the quality that will enable their future success.



Office

Ask anyone who's been around the Southwest long enough and they'll tell you how much the office market has changed over the years. Office condos, "the flight to the suburbs," flex office projects – all trends that have come and gone with new ones like urban infill, creative office, and adaptive reuse taking their place. Offices have changed on the inside as well, and LGE has made it our priority to know what's current, what works, and how to design and build office space to fit each client's unique company culture and mission. Second only to the industrial market, LGE has built a significant part of its history in the office market.



Retail/Restaurant

Some of the most exciting design and complex construction LGE has tackled is on the smallest of projects. Like LGE, retailers and restaurateurs are obsessed with their customer's experience. Every fit and finish can play a role in the operation and success of the project, so we must get it right! We've built some of the Southwest's most notable restaurant concepts, like Mora, Americano, Steak 44, and The Porch, and we know that the retail market is one of the best environments to prove the value we bring with our unique design build model.



Mixed-Use

Before 2013, LGE's mark in the retail world was largely built one tenant at a time. In December of 2015, we exploded into the market with Heritage Marketplace, a 67,000 square foot office-retail project that included 10 retail-restaurant concepts and what sparked the massive development of Gilbert's Heritage District. Since then, we've designed and built major mixed-use projects in nearly every booming community in the Phoenix Metro, we have begun projects in Dallas-Fort Worth, and are chasing that momentum into new markets across the country.. These projects require incredible attention to master planning and detail, together with the ability to create a memorable, distinct project every time – something LGE is very proud of.



Educational

Not to be forgotten is the steady stream of educational projects that LGE has undertaken. From infants to teenagers, we have shaped places for youth, passionate clients, and educators. Not a single project has been stamped out by a template – we pride ourselves on curating the perfect environment of classrooms, labs, cafeterias, and playgrounds. You might not believe it, but we’ve held entire meetings about the design of bathrooms because details like that matter when it comes to the health and safety of our youth. We approach every new school with compassion and attention to detail that is unmatched.



Adaptive Reuse/TI

Our team thrives when we create something from nothing, but we are even more enthusiastic about re-imagining an existing space to give it new life. Doing so requires a surgical approach to design, estimating, and construction. LGE's team is nimble enough to make old new again and to integrate existing space with the cultures and goals of each client we serve. Complexity and understanding of existing conditions are our specialty, so adaptive reuse and TI projects are some of the most fun work we do.

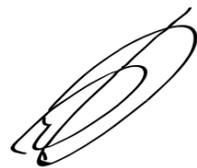


Medical

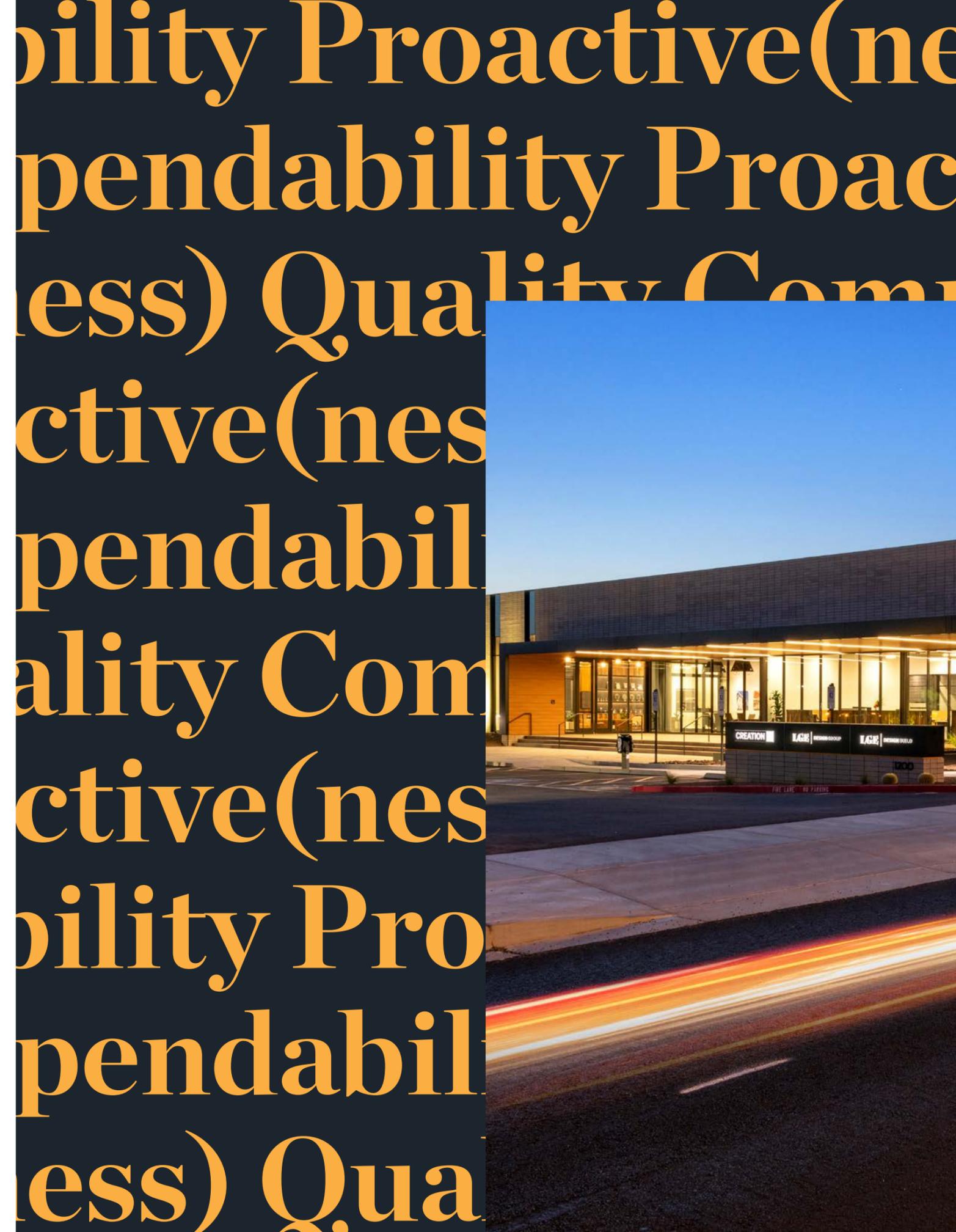
Healthcare is one of the most active and exciting products in markets today, with new projects popping up all over the country at an increasing pace. Every healthcare provider can be incredibly different from the next, and understanding how our clients care for their patients, influences almost every design and construction decision we make. LGE's business model is remarkably well suited to designing and building the perfect environment for healthcare to take place, obsessively managing each project so our clients can stay focused on their core business of caring for their patients.

Your Vision. Your Future.

LGE continues to build our industry leading reputation as one of the premiere design-build firms with more than 25 years of experience. Our clients have come to rely on the dependability and craftsmanship we pride ourselves on delivering with every project. LGE's management team collaborates with clients to develop a lasting impression and to create award-winning designs through our unique processes. From concept, design, and construction through project delivery, LGE is there every step of the way to transform your vision into reality. With more than 22 million square feet spread over 1,000 completed projects, LGE is focused on designing your vision and building your future.



David Sellers
President / CEO



AZ 480.966.4001 TX 469.498.0998 lgedesignbuild.com

Everything with a
purpose and a place.

