

DESIGN + BUILD





“We are workspace designers, architects and construction managers. We are all wearing the same jersey and we have the same end goal in mind.”

- JEFFREY SNAIR, CO-FOUNDER



# Transitioning to a New Era of Workspace

**The way people work has changed, the workplace needs to change too.**

The workplace today is unrecognizable from that of just a decade ago. Fueled by rapid advancements of technology and changing expectations of the workforce, work environments are adapting.

Successful businesses recognize the value that a future-ready, people-centric workspace can bring. They know that their workspace must work for their employees, both remote and onsite, and empower them to work better.

By embracing models that facilitate productivity, creativity, engagement, and drive deeper human connections, businesses can remain agile in an ever changing world.

**"BY 2025, AN ESTIMATED 32.6 MILLION AMERICANS WILL BE WORKING REMOTELY, WHICH EQUATES TO ABOUT 22% OF THE WORKFORCE." (UPWORK, 2023)**



# The Design-Build Approach

## **Streamlined communication and accountability.**

There is growing recognition that the design-build model significantly outperforms other project delivery methods in terms of cost performance, speed of delivery, and the need for rework. The design-build model streamlines communication to a single point-of-contact, providing an end-to-end client experience that integrates all relevant stakeholders into a unified project team.

Relying heavily on close collaboration, particularly between the design and delivery teams, constant communication, and immediate access to accurate, real-time information, ensures project success.

Unlike the traditional design-bid-build approach, which involves separate contracts with architects and contractors, the design-build model minimizes miscommunication and offers a single point of responsibility.

**"27% OF U.S. EMPLOYEES WORK REMOTELY, AS OF 2023. THERE ARE EXPECTED TO BE 36.2 MILLION AMERICAN EMPLOYEES WORKING REMOTELY BY 2025." (ZIPPIA, 2023)**

# Our Integrated Services

DESIGN+BUILD has over 12 years of experience designing and delivering engaging workplace design solutions to clients nationwide. Operating as both an architect and general contractor, our vertically integrated approach unites a diverse team of experts in workplace strategy, change management, creative design, occupancy oversight, and site selection analysis. Collaborating closely in-house, we engineer exceptional places of work that consistently yield maximum value and an elevated user experience every step of the way.

## STRATEGIC ACCOUNT PROGRAM

By connecting with your teams, collaborating on your initiatives, and continually improving your processes, the SAP enables our project team to deliver consistent projects on an elevated client experience.

## WORKSPACE STRATEGY

- LEADERSHIP INTERVIEWS
- EMPLOYEE SURVEYS
- BRAND & CULTURAL DISCOVERY
- WORK STYLE ANALYSIS & SPACE UTILIZATION STUDY
- SITE REVIEWS
- VISIONING SESSIONS
- PROGRAMMING
- TEST FIT PLANNING
- TIMELINES
- CAPITAL BUDGETS

## WORKSPACE DESIGN

- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- MEP ENGINEERING
- PROGRESSIVE CONSTRUCTION TIMELINES
- PROGRESSIVE CONSTRUCTION BUDGETING
- LIGHTING CONSULTANCY
- ACOUSTICAL ENGINEERING
- GRAPHIC AND ENVIRONMENTAL BRAND DESIGN

## WORKSPACE DELIVERY

- PROJECT MANAGEMENT
- CONSTRUCTION ADMINISTRATION
- SITE SUPERVISION
- TRADE COORDINATION
- PERMITS AND APPROVALS
- MOVE MANAGEMENT
- FF&E COORDINATION
- CONTRACTING
- CHANGE MANAGEMENT



# Industries

BANKING & INSURANCE  
 CO-WORKING  
 COMMUNICATIONS & ADVERTISING  
 CONSUMER GOODS  
 CULTURE & ENTERTAINMENT

EDUCATION  
 ENERGY & RESOURCES  
 FINANCIAL SERVICES  
 HOSPITALITY  
 LEGAL

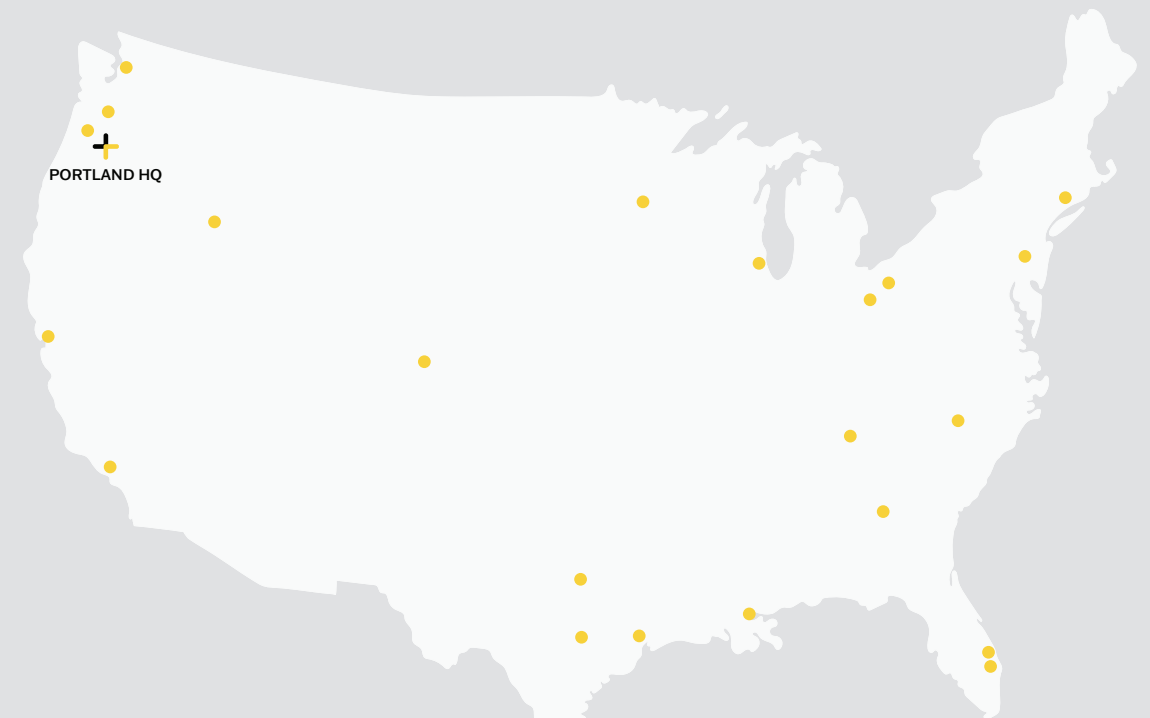
LIFE SCIENCE & PHARMACEUTICALS  
 PROPERTY & REAL ESTATE  
 RETAIL  
 TRANSPORTATION & ENGINEERING

- PROJECT MANAGEMENT
- ARCHITECTURE & DESIGN
- PERMITTING
- GENERAL CONTRACTING
- SPECIALTY VENDOR MANAGEMENT
- FURNITURE
- CHANGE & MOVE MANAGEMENT



# The Design+Build Difference

Internal cohesive and collaborative communication with all project stakeholders, from designers, to contractors, to specialty vendors, means clients have a single point of contact, reducing administrative burden and simplifying decision-making.



# Delivering Projects Nationwide

AKRON, OH  
 ATLANTA, GA  
 AUSTIN, TX  
 BOISE, ID  
 CHARLOTTE, NC  
 CHICAGO, IL  
 COLUMBUS, OH  
 DALLAS, TX

DENVER, CO  
 FORT LAUDERDALE, FL  
 HARTFORD, CT  
 HILLSBORO, OR  
 HOUSTON, TX  
 KNOXVILLE, TN  
 LOS ANGELES, CA  
 MIAMI, FL

MINNEAPOLIS, MN  
 NEW ORLEANS, LA  
 PHILADELPHIA, PA  
 PORTLAND, OR  
 SAN FRANCISCO, CA  
 SEATTLE, WA  
 VANCOUVER, WA



# Workplace Strategy

**Defining the best approach for your organization.**

There is no one-size-fits all solution for the ideal workspace; every business needs their space to be tailored to their unique needs. Creating the perfect workspace begins with asking the right questions to reach an in-depth understanding of employee experiences and long-term organizational real estate objectives.

Using evidence-based research, an examination of industry trends, and extensive leadership and employee surveys, an insightful data-driven workplace strategy is crafted. This pivotal document serves as the roadmap in the subsequent design phase.

**"76% OF EMPLOYEES WITH A CHOICE OF APPROPRIATE WORKSPACES FOR MULTIPLE TYPES OF ACTIVITIES ARE MORE LIKELY TO BE ENGAGED." (ZIPDO, 2023)**



# Workspace Design

**Designing with the intent of enabling human connection.**

More than ever, we are seeing organizations place an emphasis on the connection they see between company success and the well-being of their workforce. Thoughtful and intentional workspace design not only provides the infrastructure for employees to perform at their best, but also makes their lives more enjoyable and meaningful by encouraging community-building.

Armed with the Workplace Strategy deliverable and a nuanced understanding of a company's unique requirements, our design team explores the most optimal ways to deliver human-centric spaces that together form best-in-class work environments.

Attention to acoustics, lighting, and functionality converge with consideration of color, materials, and storytelling to create brand-identifiable spaces that foster creativity and collaboration, and connect people to the work they do everyday.

**"61% OF WORKERS SAY THEY NEED TO WORK IN A MODERN OFFICE TO FEEL MOST PRODUCTIVE IN THEIR WORK."  
(GENSLER, 2023)**





# Workspace Delivery

**Trust, teamwork, and shared expectations for success.**

Streamlining project delivery through a single contract between client and the DESIGN+BUILD team transforms the relationship between designers and builders into an alliance, fostering collaboration and teamwork.

With an in-house team of technicians, project managers, estimators, architects, site managers, and project delivery teams, all working towards a common goal, delivery is smooth and efficient.

To ensure a seamless installation, the critical pre-construction phase further defines the scope, budget, and schedule. Concrete plans are drawn up, vendors are selected and construction teams are mobilized.

During delivery, DESIGN+BUILD guarantees alignment with the client's expectations, to deliver on-time and on-budget.

**DESIGN BUILD DELIVERS PROJECTS WITH AN AVERAGE 6% COST SAVINGS, 12% FASTER CONSTRUCTION SPEED, AND 33% FASTER OVERALL PROJECT DELIVERY." (DBIA, 2023)**

# Space Types

Due to rapidly changing technology, people are spending more time away from their desks. As a result, the modern workplace must be tailored for different types of work so individuals have the freedom to choose the best suited area for the task at hand.



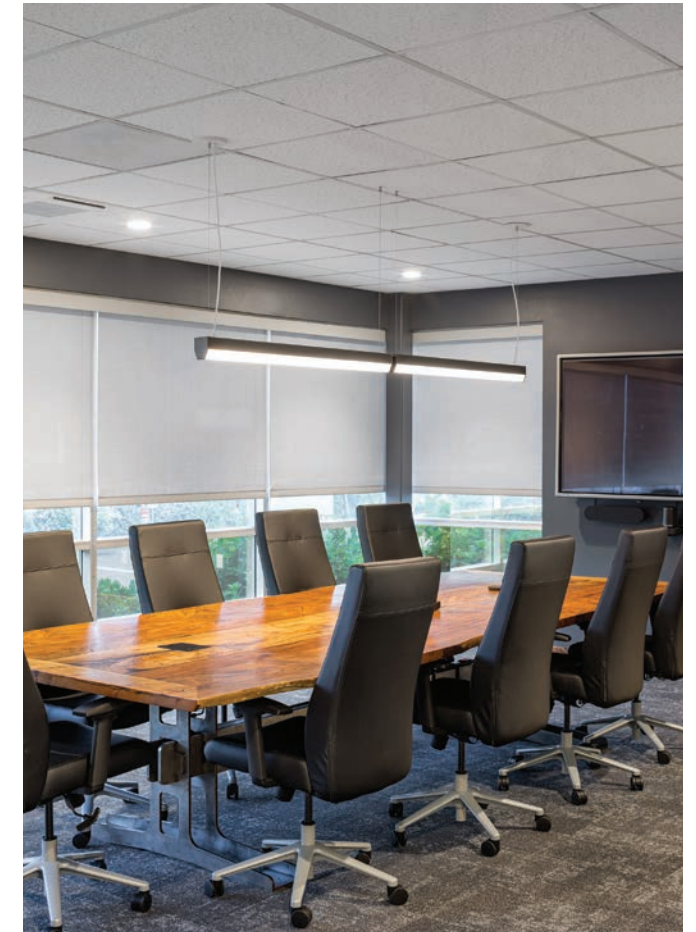
## OPEN OFFICES: ENCOURAGING COLLABORATION AND FLEXIBILITY

*This area fosters interaction and teamwork, with ample space for brainstorming, sharing ideas, and cross-functional collaboration.*



## MEETING & COLLABORATION SPACES: BRAINSTORMING & TEAMWORK

*These designated meeting areas are crafted to inspire creative thinking, foster lively discussions, and cultivate effective teamwork.*



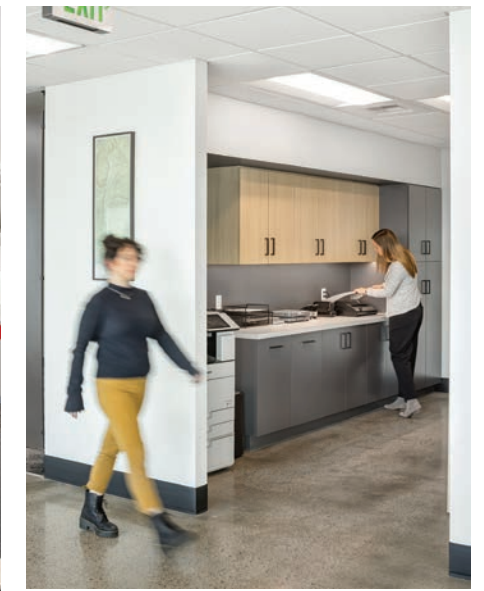
## KITCHENS: SPARKING SPONTANEOUS CONNECTION

*With an array of seating options, this shared space serves as a natural meeting point for all employees to connect over shared meals. The kitchen can accommodate a wide range of events and activities, from hosting company-wide meetings to casual social gatherings.*



## SUPPORT SPACES: PRIORITIZING WORKSPACE ESSENTIALS

*These spaces are vital for managing administrative functions and providing support. They encompass various essential spaces such as IT help desks, supply rooms, and wellness rooms dedicated to supporting employee mental health.*





**PRIVATE OFFICES: PRIVACY AND FOCUS**

*These focus spaces provide a private retreat for individuals seeking a more secluded, deep-focused working environment.*



**VIRTUAL MEETING SPACE: SEAMLESS REMOTE WORK**

*Designed for privacy and seamless virtual interactions, these spaces ensure uninterrupted productivity during remote meetings and calls.*



**TRAINING AREAS: PROMOTING CONTINUOUS LEARNING & DEVELOPMENT**

*Dedicate a space geared towards nurturing employee growth, facilitating smooth onboarding, and providing hands-on training resources to support their long-term career development.*



**RECEPTION AREAS: SETTING THE TONE**

*Entrances act as a gateway for clients and employees alike. Make every first impression count with a warm and welcoming atmosphere.*



**CLIENT BRANDING & STORY-TELLING: CELEBRATING A LEGACY**

*Forge an emotional connection by embracing your story which inspires trust, strengthens brand loyalty and uplifts the team, serving as a constant reminder of the vision propelling them forward.*

# Delap

## Balancing in-person clients and hybrid & remote staff

Delap's primary drive behind their full office renovation was about people: forming authentic connection with clients in a remote meeting world and creating a beautiful office space for their employees looking to return to in-person work.

DESIGN+BUILD developed "resi-mercial" spaces that combined confidentiality with warm familiarity, resulting in well-furnished video call rooms for clients near or far. And for the employees: a sun-soaked kitchen and break room space flexible enough to serve as a work lounge by day and party space for their team all hands meeting.



**PROJECT LOCATIONS**  
PORTLAND, OR 20,000 SF

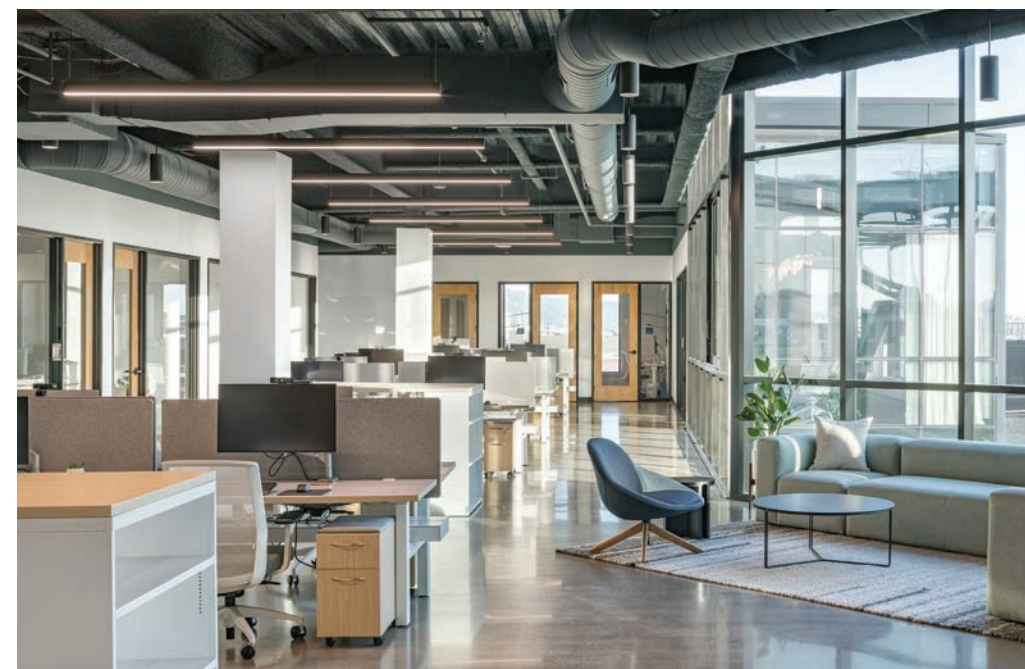
**SERVICES**  
PROJECT MANAGEMENT, TEST  
FITS & SPACE PLANNING, DESIGN,  
ARCHITECTURE, PROJECT DELIVERY,  
FURNITURE

# Propeller Consulting

## Employee driven, hybrid work culture

Propeller wanted a professional yet welcoming office for their fast-growing company's headquarters that could also guide workspace design standards for their offices across the country.

With high ceilings and full-height windows to bring natural light into every corner, the result is an airy open office with lots of focus rooms to duck into for Zoom calls; but the crown jewel is the All Hands space with vast views of the city, landscaped balcony, presentation stage, and kitchen that functions as the hearth of the office.



**PROJECT LOCATIONS**  
PORTLAND, OR 12,000 SF  
SAN FRANCISCO, CA 9,200 SF  
DENVER, CO 7,300 SF

**SERVICES**  
PROJECT MANAGEMENT, WORKPLACE STRATEGY, TEST FITS & SPACE PLANNING, DESIGN, ARCHITECTURE, PROJECT DELIVERY, FURNITURE

# Logical Position

## Dynamic collaborative workspaces

Logical Position experienced rapid growth resulting in a fragmented team that was spread out across multiple buildings. The challenge to create a single space to bring the team together and accommodate the requirements of all departments.

Our team worked closely with management to create a space around the idea of “togetherness,” which led to creating a bleacher stair that provides an architectural connection between the first two floors.

The new space hosts a wide variety of working environments to accommodate the different work styles across various teams and departments. The result is a secure and light-filled space that conveys the clients’ values of dynamism, transparency, collaboration, and fun.



### PROJECT LOCATIONS

PORTLAND, OR	60,000 SF
MIAMI, FL	7,500 SF
CHARLOTTE, NC	20,000 SF

### SERVICES

SPACE PLANNING & TEST FITS,  
DESIGN, ARCHITECTURE, FURNITURE

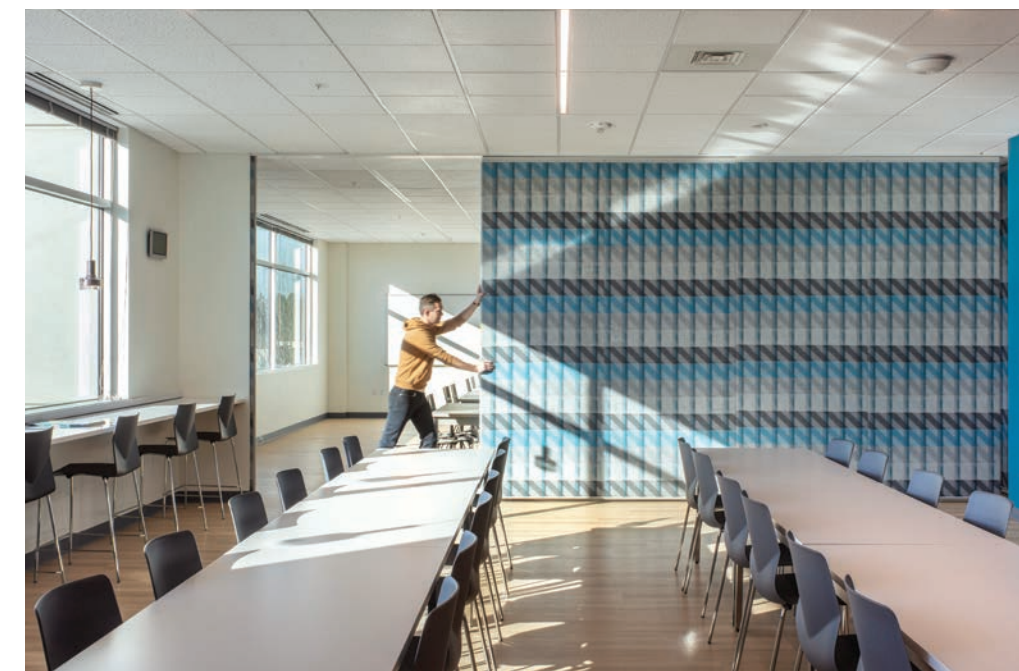
# SSOE Group

## Brand-centric and light-filled

SSOE wanted a light-filled space that reflected their brand and accommodate their training sessions. Our team worked with SSOE stakeholders to create an open, airy floor plan with a secure lobby.

The break room features an operable partition separates it from the training room or open it up to become a large event space. Their previous office kept departments quite isolated, so it was important to connect circulation paths in their new space so as to increase chance meetings.

The material palette was largely influenced by their new branding package and featured bright pops of color throughout to unify the space.



## PROJECT LOCATIONS

PORTLAND, OR	16,000 SF
COLUMBUS, OH	10,000 SF
ATLANTA, GA	25,000 SF

## SERVICES

WORKPLACE STRATEGY, TEST-FITS  
& SPACE PLANNING, DESIGN,  
ARCHITECTURE, PROJECT DELIVERY,  
FURNITURE

# USNR

## Industrial, clean and modern

USNR, a global supplier of equipment and services to the wood processing industry, sought to modernize their main office building located in Woodland, Washington.

The multi-phase, occupied remodel project, completely transformed their space and included a new entry vestibule to welcome visitors, an open and collaborative workstation plan, and updated finishes to coincide with their brand and other office locations.

The newly constructed entry boasts floor-to-ceiling storefront windows and a dark canopy with the USNR logo, inviting visitors to enter. The reception area and walls, clad with locally sourced white fir, lead to an open and collaborative workspace featuring “bullpen” style workstations with a striking stripe of USNR red. Custom work tables with shelving were designed for colleagues to pore over plan sets and materials together. The adjacent break room, with various seating options and a white fir bar top, overlooks a new outdoor patio.



PROJECT LOCATIONS  
WOODLAND, WA 22,000 SF

SERVICES  
PROJECT MANAGEMENT, SPACE  
PLANNING, DESIGN, ARCHITECTURE,  
CONSTRUCTION, PROJECT DELIVERY,  
FURNITURE



# Leatherman

## A legacy of innovation and excellence

Leatherman needed a refreshed office that invited people back into the post-pandemic office and celebrated their storied history.

The updated material palette for Leatherman's refreshed workspace took inspiration both from their marketing strategy and from the work of creating the tools that happens on the adjacent manufacturing floor. High contrast colors and warm natural materials struck a balance between form and function. The central break room offers a variety of seating for office and manufacturing employees to cross paths.



**PROJECT LOCATIONS**  
PORTLAND, OR 25,000 SF

**SERVICES**  
PROJECT MANAGEMENT, SPACE  
PLANNING, DESIGN, ARCHITECTURE,  
CONSTRUCTION, PROJECT DELIVERY,  
FURNITURE

# Testimonials

“Working with DESIGN+BUILD was a pleasure throughout the entire project. It was impressive to witness your team in action. It was particularly impressive to witness the team's vision of the project and focus on details. The space is beautiful and we couldn't be happier.”

- JAMIE LOCKE, CCM, PMP  
SSOE GROUP

“What attracted us to DESIGN+BUILD was their business model of bringing so many other services around planning, designing, decorating, and build-outs under one roof, with one cohesive and integrated team. We talked about our vision for the space, and they interpreted it all accurately into the plans. They were able to bring various services together, providing us with one point of contact without the need to build relationships with multiple service providers. We've used DESIGN+BUILD for the design of our original space, and they've done a great job for us on both projects. Certainly, they've excelled in delivering efficiency, which aligns with our business goal of producing value for our clients. Partnering with DESIGN+BUILD has been awesome, enabling us to have a choreographed project and run things efficiently, allowing us to dedicate more time to serving our clients.”

- EARL R. PIERCE, CEO & PARTNER  
DELAP

“DESIGN+BUILD was a true pleasure to work with during every step of the process. Aside from their great personalities and professionalism, their key strength is being able to do design, costing and construction management all under one roof. They helped us maximize the design and usage of the space while allowing us to clearly understand budget options.”

- BROCK FRASER, GENERAL MANAGER  
CASCADIA MOTION





Spaces that inspire,  
connect and innovate.

Contact us:  
[db-workspace.com](http://db-workspace.com)



**SCAN TO DOWNLOAD**  
To download a PDF of this  
presentation, use the QR code.



DESIGN + BUILD

PORTLAND HQ | AUSTIN | SEATTLE | SAN FRANCISCO | LOS ANGELES | PHILADELPHIA