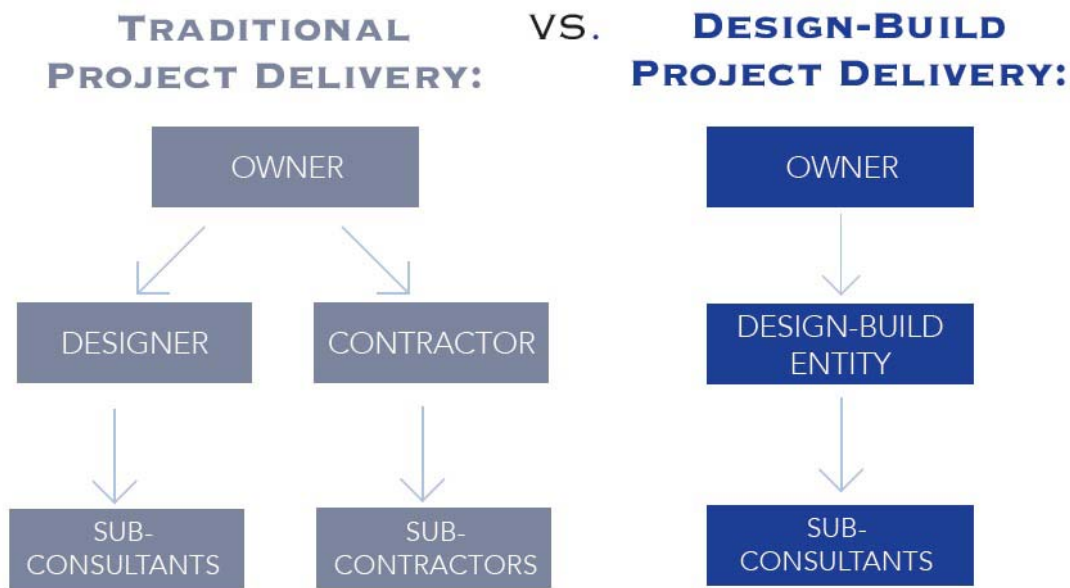




WHAT IS DESIGN-BUILD?

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DESIGN-BUILD IS A METHOD OF PROJECT DELIVERY IN WHICH ONE ENTITY – THE DESIGN-BUILD TEAM – WORKS UNDER A SINGLE CONTRACT WITH THE PROJECT OWNER TO PROVIDE DESIGN AND CONSTRUCTION SERVICES. ONE ENTITY, ONE CONTRACT, ONE UNIFIED FLOW OF WORK FROM INITIAL CONCEPT THROUGH COMPLETION – THEREBY RE-INTEGRATING THE ROLES OF DESIGNER AND CONSTRUCTOR. DESIGN-BUILD IS AN ALTERNATIVE TO THE TRADITIONAL DESIGN-BID-BUILD PROJECT DELIVERY METHOD. UNDER THE LATTER APPROACH, DESIGN AND CONSTRUCTION SERVICES ARE SPLIT INTO SEPARATE ENTITIES, SEPARATE CONTRACTS, SEPARATE WORK. THE D-B MODEL CAN ALSO BE ADAPTED TO AN INTEGRATED PROJECT DELIVERY APPROACH. THE OVERLYING PRINCIPLES ARE BASED ON A TEAM WORKING TOWARDS THE SAME GOAL TO MEET THE OWNER’S DESIRED OUTCOMES.



Owner must manage **TWO** separate contracts:

- Owner becomes middleman, settling disputes between the designer and the contractor
- Designer and contractor can easily blame one another for cost overruns and other problems

Owner manages only **ONE** contract with a single point of responsibility:

- Designer and contractor are on the same team, providing unified recommendations
- Changes are addressed by design-build entity, not used as excuses