

DESIGN-BUILD METHODOLOGY

The design-build methodology of construction management was developed to save on construction time, costs and hassles. The design-build approach streamlines traditional construction processes by bringing together the owner, contractor and architect at the outset of a project. Therefore, major decisions regarding constructability, budgets and schedules can be made in concert and optimized for greater project success.

DESIGN-BUILD VS TRADITIONAL



The focus of the design-build team is on the project and the successful construction of the finished product in a cost effective and timely manner.

ADVANTAGES

Reduced Administration - The process is integrated and streamlined. The owner is not required to invest time and money coordinating and arbitrating between separate design and construction contracts.

Quality - Design and construction decisions are made in concert with the owner thus ensuring greater quality control throughout the life of the project.

Time - Design-build is the ideal application for "Fast Track" construction techniques. Since design and construction overlap, and bidding periods and redesign time are eliminated, project schedules can be significantly reduced. The resulting time savings translates into lower costs and earlier utilization of the completed facility.

Cost - Value engineering and constructability are utilized more effectively when the designers and contractors work together as one team during the process. Change orders are virtually eliminated in the design-build process.

Risk Management - Quality, cost and schedule expectations are clearly defined. The owner can focus on scope/needs definition and timely decision-making rather than on coordination between the designer and builder.

DISADVANTAGES

Administration - Owners are required to invest time and money into coordinating and arbitrating between separate design and construction contracts.

Quality - Designers and contractors are focused on their best interests, not the project's.

Time - The design process is completed without input from the contractor. This delays material and equipment estimates until the fully completed set of construction documents are finalized. Once finished the construction documents go out to bid. This process can take an additional 30-90 days depending on the scope of work.

Cost - Time is money in the construction world, and costs accumulate with the addition of the competitive bidding phase. A/E fees are typically higher in traditional approaches due to the extra liability associated with the design team. Change orders are also a by-product of the traditional approach and can drastically escalate costs not to mention causing frustration for the owner.

Risk Management - Owners assume more risk under traditional approaches and are responsible for resolving disputes between the architect and contractor.