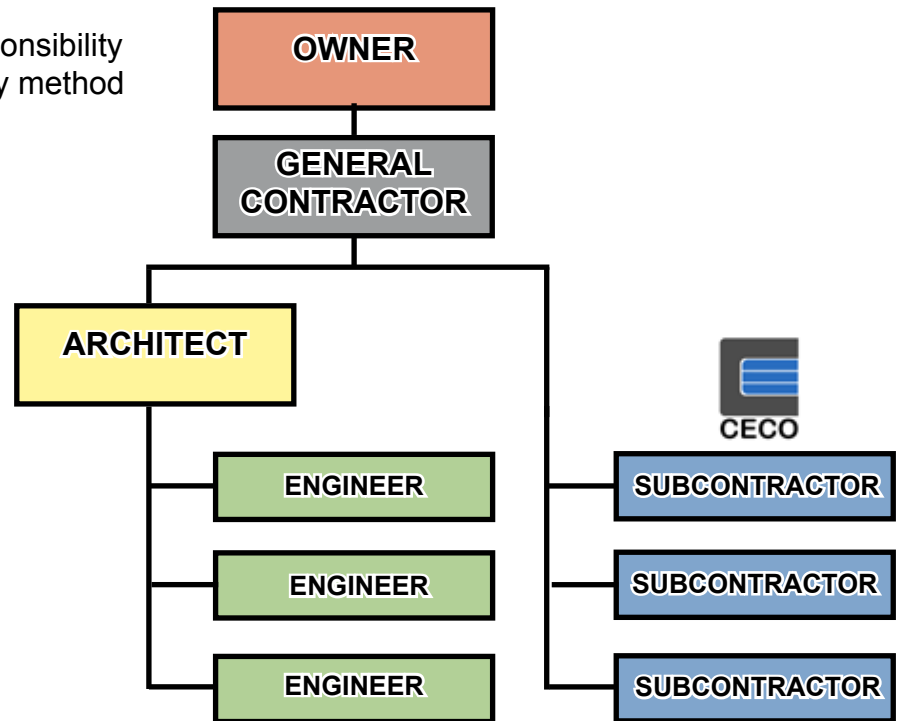


# Design - Build (DB)

## Characteristics

- Single contract and responsibility
- Often the fastest delivery method
- Cost-effective delivery



## Advantages

- Single point of responsibility for design and construction
- Selection of contractor based upon qualifications, experience and team
- Contractor provides design phase assistance in budget and planning
- Early knowledge of price, avoid cost of change orders
- No change orders written for this Consultant errors and omissions - covered through allowance in GMP. Owner still responsible for other types of changes.
- Best suited for new construction projects that are highly time sensitive, projects with smaller user groups or reduced need for user reviews and mid-course design changes.

## Disadvantages

- No check and balance between contractor and architect; Owner left to fend for himself versus the contractor, creating potential for reduced quality and increased potential for conflict between Owner and D/B team
- Difficult for Owner to determine whether the best price has been achieved for the work
- Initial costs likely higher than traditional bid due to increased contractor risk, reduced competition in pricing of contractor overhead, fee and sub-contract costs
- Changes difficult and expensive to make once construction begins, due to phased construction and cost driven, inflexible budget - owner pushed for early decisions
- Considered “sophisticated”: Owner must have a clear idea of scope and concept before selection
- Owner has no input on selection of proposed design team
- Over-emphasis on price may compromise quality
- Increased speed and fewer reviews increase potential for mistakes, missed items, etc.