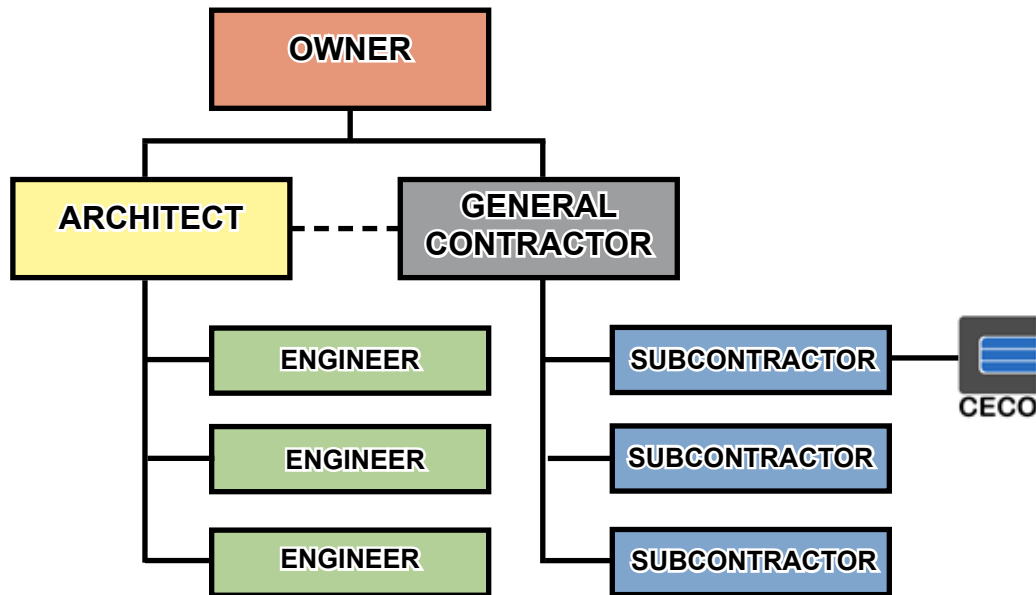


# DESIGN BID-BUILD

## Characteristics

- Two Contracts (architect and contractor)
- Best understood (“traditional” method)
- Linear sequence of work



## Advantages

- Familiar delivery method
- Simpler process to manage
- Fully defined project scope for both design and construction
- Both design team and contractor accountable to Owner
- Lowest price proposed and accepted; pricing, including contractor fee and overhead, developed competitively: “best price”
- Creates most the bidding opportunities for general contractors and subcontractors
- Best suited for less complicated projects that are budget sensitive, but are not schedule sensitive and not subject to change. Owner can completely control the design.

## Disadvantages

- Linear process means longer schedule duration than other methods
- Price not established until bids are received; may require redesign and rebid if bids exceed budget
- Quality of contractors and subcontractors not assured
- Cost estimates change during design process
- Fosters adversarial relationships between all parties increases probability of disputes
- No design phase input from contractor on project planning, budget or estimates
- Not optimal for projects that are sequential, schedule or change sensitive
- Change orders and claims may increase final project cost