

## Why Design/Build?

Design/build is significantly different from other construction project delivery systems, in that the relationship with the client commences before any design or bid documents have been produced.

Under the design-build approach, a team consisting of a general contractor, architect, and engineer is assembled to provide an owner with a one-source point of contact in order to design and build their proposed construction project.

By consolidating design and construction activities within one team, accountability is more firmly established. When combined with a more rapid pace of design and construction, this most-often accrues substantial savings to the owner.

A design/build contract consists of two phases.

1. The first deals with preliminary design, budgets, and schedules, as well as the submission and acceptance of the design-builder's proposal.
2. Then comes the final design and construction of the project.

### Efficiency and Peace of Mind...

In recent meetings with a business owner who was considering expansion, he acknowledged a lack of familiarity with the new construction process, and shared his concerns regarding overall feasibility and the risk of up-front investment. He also had serious worries about how long the project might take, as the new-business opportunity that was fueling his interest in a larger facility involved meeting very specific customer time demands.

But by opting for a design/build solution, his fears were quickly put to rest. Since design and construction services were combined onto one team, he realized the benefits of *one-stop-shopping* at its best; and as in-depth discussions regarding budget and scheduling took place during the first phase, he became confident in not only the project's feasibility, but also in the team's ability to meet his all-important deadlines.

"I was able to make better decisions in less time with greater confidence," he said. "Now that the relocation is complete, I'd highly-recommend the design/build approach. It's also important to select a team you trust and people with whom you can communicate well."

