

DESIGN-BUILD ADVANTAGES

WHAT IS DESIGN-BUILD?

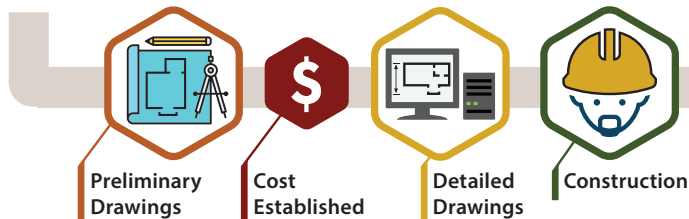
The design-build approach is one of the most significant design and construction trends today. It's a project delivery system that exists within both the public and private sectors and includes all stages of a building project: planning, design and construction. Its popularity is growing fast—and for good reason. The Design Build Institute of America reports that the design-build approach is now used in about 40 percent of the nonresidential U.S. building market.

Under design-build, design and construction are integrated into a single, streamlined approach, where a single entity, the design-builder, contracts with the client or owner to oversee the entire process. The results fundamentally improve the design and construction experience for clients by controlling change orders, project cost increases and timeline overruns.

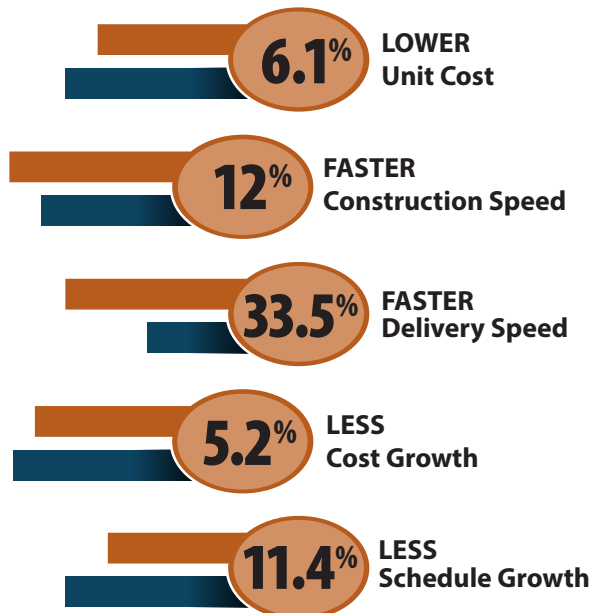
DESIGN-BID-BUILD MODEL (TRADITIONAL)



DESIGN-BUILD MODEL



BENEFITS OF DESIGN-BUILD VS. DESIGN-BID-BUILD



FACTORS FAVORING DESIGN-BUILD

- 1 Single entity is responsible for design and construction.
- 2 Focus is on meeting performance needs, not minimum design requirements.
- 3 Emphasis is on cost control, while meeting project functionality goals.
- 4 Requires less owner expertise and resources & virtually eliminates litigation claims for owners.