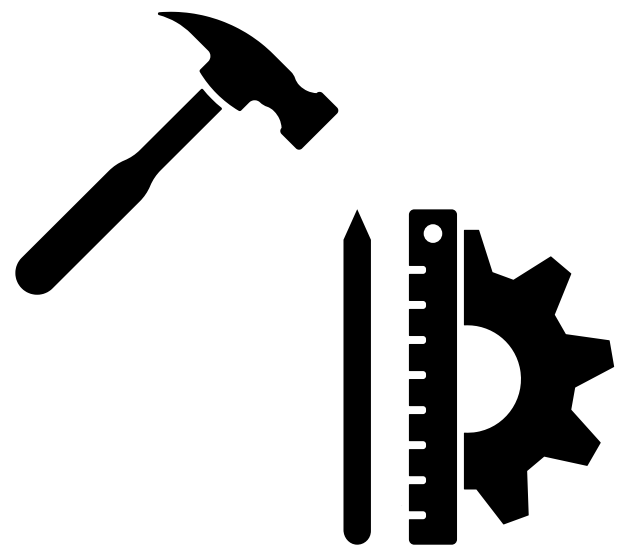


Design-Build

What Is It?

Design-build is a construction project delivery method where one team handles both the design and construction of a project, making the process faster and more efficient.



What Is The Impact?

Design-Build reduces costs, speeds up project completion, and encourages teamwork between designers and builders.

What Does It Cost?

Like all construction delivery methods, Design-build costs depend on the size and complexity of a project, but it often saves money by reducing delays and change orders. It gives project owners a clear idea of the total cost earlier in the process compared to traditional methods.



How Does It Work?

Design-build is a project delivery method where a single team is responsible for both the design and construction of a project, streamlining the process.

1. The process begins when the owner selects a design-build team based on their expertise or a submitted proposal, eliminating the need to separately hire a designer and contractor.
2. By hiring one cohesive team, the project saves time from the outset, as design and construction efforts are integrated.
3. The team collaborates to create a design that is practical and meets the owner's needs, reducing the miscommunications often seen in traditional construction methods.
4. Construction can begin before the design is fully completed, further accelerating the project timeline.
5. This collaborative approach allows designers and builders to address potential issues early in the process, leading to smoother project execution.
6. The team typically provides a clear budget during the design phase and manages permits, materials, and schedules, ensuring efficiency.
7. By combining design and construction under one entity, this method helps projects finish faster, with fewer complications, and often results in cost savings.



Time



Design-build saves time by overlapping the design and construction phases, allowing work to start before the entire design is finished. This teamwork and coordination also help solve problems faster, keeping the project on schedule.

Point

- Design-build allows the design and construction teams to work together from the beginning, creating better collaboration.
- The process often delivers projects faster by overlapping the design and construction phases.
- Having designers and builders on the same team encourages innovative and practical solutions to complex problems.
- Design-build can help control costs by minimizing disputes and avoiding unnecessary changes during construction.
- Owners benefit from having one main contact for the entire project, making communication and decision-making easier.

Counterpoint

- The close integration can sometimes make it harder to pinpoint who is responsible for specific issues when they arise.
- This quicker timeline may leave less room for detailed reviews or mid-project adjustments.
- The responsibility is even more on the owner to outline their expectations and visions for the project.
- Construction is still risky and unforeseen challenges or incomplete early budgeting can still lead to unexpected cost increases.
- Relying on a single team gives the owner less direct influence over individual aspects of the project.

Did You Know?

Design-build is the fastest-growing construction method in the U.S., expected to account for nearly half of all construction spending by 2026.

What's Next?

Currently, 48 states in U.S. allow design-build for public projects, but just 25 states permit the full range of design-build options and benefits. Efforts are underway to expand its adoption nationwide, ensuring more states can fully utilize this efficient project delivery method.