



The Misconceptions of Design Build

PRICE

Less competition drives price up.

Reality: Progressive bidding occurs from preliminary planning until the Guaranteed Maximum Price (GMP) is presented. Early bids allow for a high level of constructability input and selection of subcontractors with tailored expertise. Subcontractors become partners who share the same goal. As such, they provide upfront value engineering and design assistance at no cost knowing the greater goal is moving the project forward. This results in a system that meets budgeted requirements for all parties.

INTEGRITY

The architect protects the client from the general contractor.

Reality: In traditional construction the architect assumes little risk of incorrect drawings, poor specifications and undocumented scope which results in financial impact later in the project. Additionally the contractor has no obligation for these omissions. In design build a guaranteed price is provided for the work scope. In doing so the design builder absorbs efficiency risks ensuring that none of these problems happen. This high level of risk absorption drives better communication and collaboration to meet client expectations.

DESIGN QUALITY

Due to contractor agreement, architectural design is compromised to keep price low.

Reality: Innovative design transforms buildings into working habitats. Accomplished design presents a flexible, long term solution whose finite details and material selections service the building owner long term. Design build agreements are purposeful to achieve design goals at a specified cost and are viewed as the best way to motivate all parties. This ability to openly collaborate ensures a success project outcome.

COMPETITIVE BIDDING

Competitive bidding brings the best value.

Reality: The traditional competitive bidding process can undermine the client with hidden costs. To keep prices attractive, general subcontractors won't divulge missing information, resulting in change orders after a plan is presented. Design build's transparency eliminates hidden cost via accurate, thorough proposals and value engineering. The subcontractor is responsible from the onset for scope and timeline.

The combination of innovation, integrity, risk security, disciplined cost and efficient execution makes design build an ideal method. With the majority of clients permanently converting to design build after their first project, its success ensures that this method will continue to grow exponentially.