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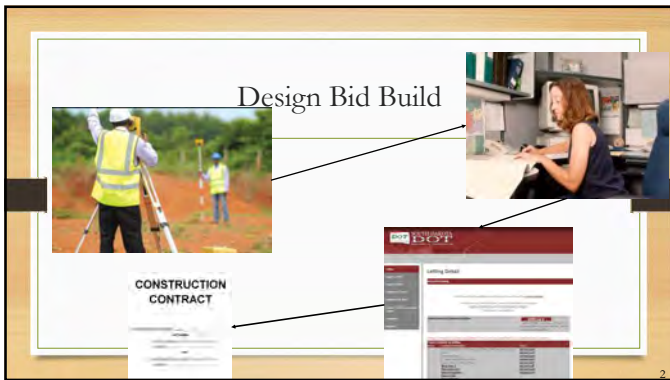
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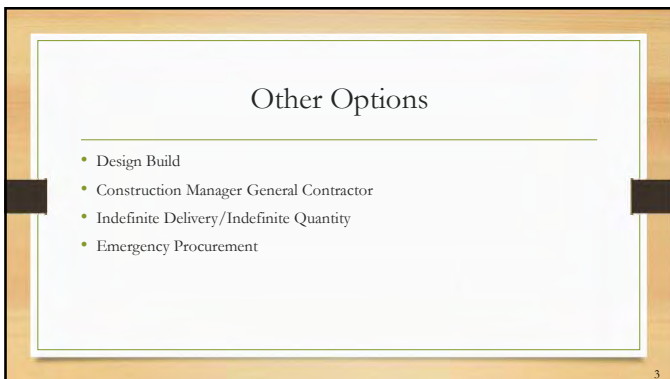
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### Design Build

**DESIGN-BUILD PROJECT DELIVERY**

OWNER

➔

DESIGN-BUILD TEAM

➔

SUBCONTRACTORS

Owner manages only one contract with a single point of responsibility; designer and contractor are on the same team providing unified recommendations. Changes are addressed by the design-build team and not used as excuses. The design-build team manages all subs and consultants.



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### Construction Manager General Contractor

**Construction Manager/General Contractor (CM/GC)**

Agency


Designer

Construction Manager

Upon completed design and agreed upon price

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General Contractor



Above: the future Valley Springs rest area, welcome center and part of every building, to open in 2020. Below: the Historical rest area and welcome center, scheduled to open in the late spring of 2019.



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### Indefinite Delivery/Indefinite Quantity (ID/IQ)

ID/IQ Master Contract


Task Order 1

Task Order 2

Task Order 3

Task Order 4 Etc.

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Above: A steel girder on the Maryland rest overpass damaged by an Aug. 2016 fire. Right: Damage to the

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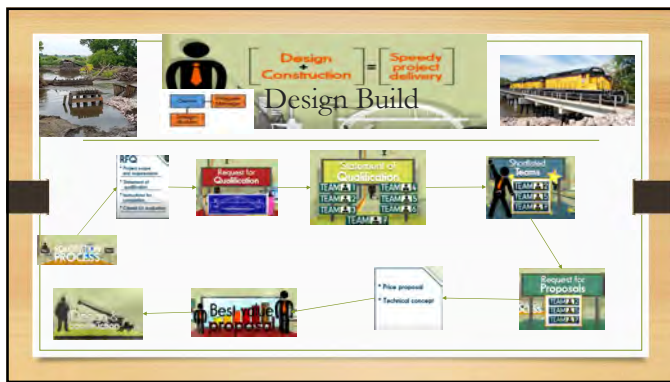
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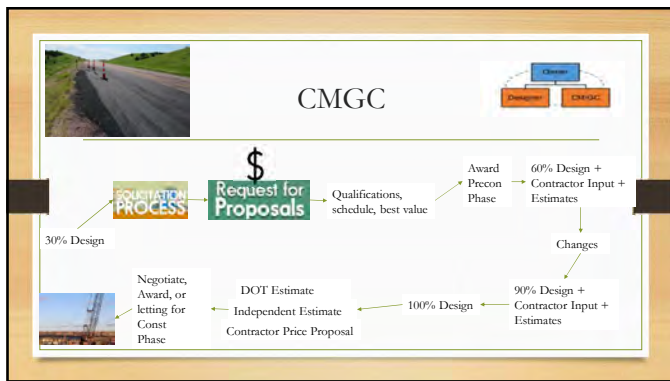
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	Design-Bid-Build (DBB)	Construction Manager/ General Contractor (CM/GC)	Design-Build (DB)
<b>Ownership</b>	<ul style="list-style-type: none"> <li>Traditional delivery system</li> <li>Owner contracts separately for design and construction services</li> <li>Not based on a contract (100%) value and specifications</li> <li>Owner retains high level of control and risk</li> </ul>	<ul style="list-style-type: none"> <li>Construction contract negotiated</li> <li>Selection criteria include qualifications, experience, design approach and price proposals</li> <li>Owner contracts separately for design and construction services</li> <li>Owner engages a construction manager (CM) to act as a construction advisor during pre-construction and general contract and during construction</li> </ul>	<ul style="list-style-type: none"> <li>Traditional design-bid-build with single contract</li> <li>Fast phase contract process: calling qualifications in the first phase and price and technical components in the second phase</li> <li>Traditionally a single sum contract</li> </ul>
<b>Applicability</b>	<ul style="list-style-type: none"> <li>Projects where the owner needs to complete faster the work</li> <li>Project budget can be best defined using preliminary specifications</li> <li>Significant risk of third party issues (CM, utility, environmental) can only be best regulated or managed by the agency</li> </ul>	<ul style="list-style-type: none"> <li>Projects where owner requires greater control of design</li> <li>Projects with multiple phases and contracts</li> <li>Not used to get fast</li> <li>Contract value can be large</li> <li>Complex or difficult environmental documents and permits for the entire project</li> <li>Established general contract</li> <li>Not in single contract</li> </ul>	<ul style="list-style-type: none"> <li>Highly technical developments or complex construction</li> <li>Require design &amp; build contract with single contract and construction contract</li> <li>Owner in direct control</li> <li>Best defined project scope</li> <li>Projects having non-specific public contracting, third party issues or environmental issues</li> <li>Performance specifications</li> </ul>
<b>Advantages</b>	<ul style="list-style-type: none"> <li>Applicable to a wide range of projects</li> <li>Well established and easily understood</li> <li>Owner retains design control</li> <li>Provides the lowest initial price that is realistic, competitive, balanced risk offer</li> <li>No right retained in preconstruction and bidding</li> <li>Well established legal precedents</li> </ul>	<ul style="list-style-type: none"> <li>Identifies best technologies and</li> <li>Allows fast tracking of early procurement (early and construction)</li> <li>Eliminates design change</li> <li>Transparent pricing</li> <li>Owner retains involvement and is more comfortable with risk transfer to other parties</li> <li>Can avoid project not to Design-Build if a fair price cannot be negotiated</li> <li>Reduces waste (design errors, and construction errors)</li> <li>Improves (eliminates) need for lengthy preconstruction</li> <li>Eliminates preconstruction</li> <li>Eliminates preconstruction</li> <li>Owner retains control over design</li> <li>Eliminates the potential design problems and provides for CM to control costs and work within building team</li> </ul>	<ul style="list-style-type: none"> <li>Streamlined and simplified construction through single point responsibility for design and construction</li> <li>Owner to predefine, specify, and construct project</li> <li>Single contract</li> <li>May reduce design and construction overhead</li> <li>Allows accelerated delivery by fast tracking design and construction of project packages</li> <li>Earlier schedule and cost certainty</li> <li>Can reduce owner risk</li> </ul>

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