

# DESIGN-BUILD

TOTAL TEAM COORDINATION. BEST-VALUE SOLUTIONS. RAPID DELIVERY.

Design-Build — the construction delivery method that provides owners with a single point of contact for design and construction services. One entity holds single-source responsibility and contractual risk for pre-construction, design and construction stages of the project.

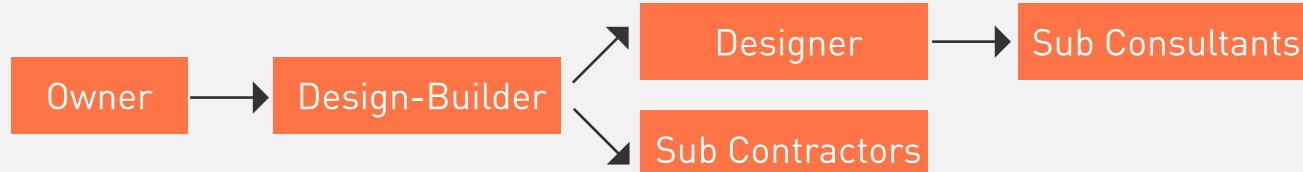
In this approach, owners work in purposeful collaboration with the Design-Build team from start to finish. The way is paved for creative solutions, which take hold — resulting in minimized costs and streamlined schedules.



## ONE CONTRACT

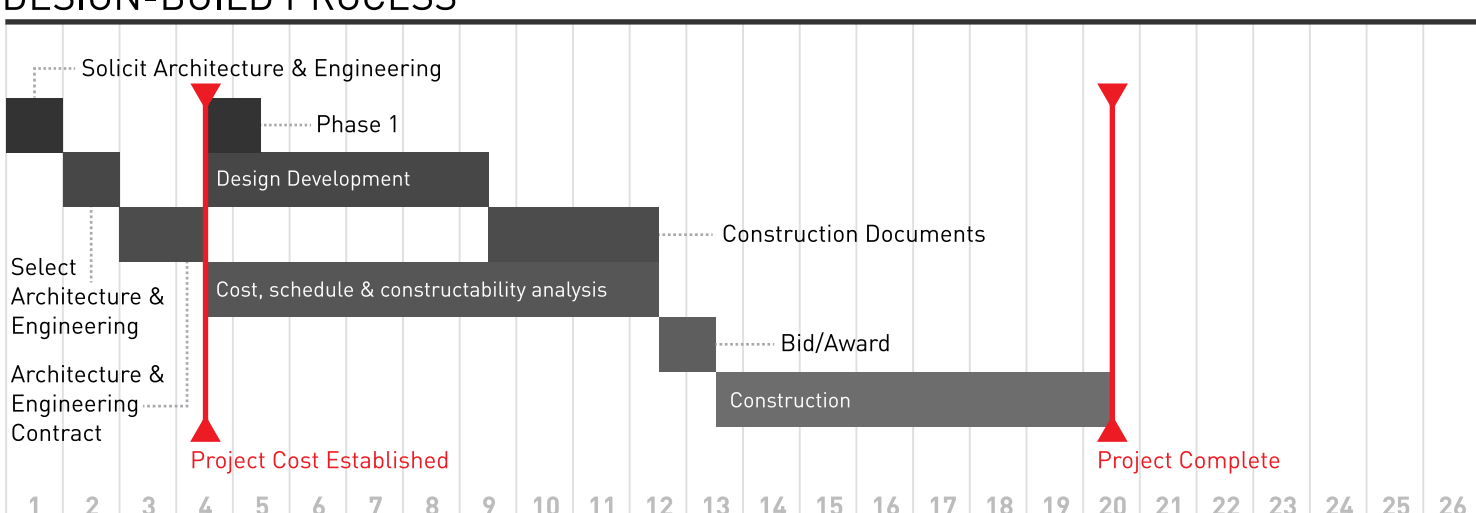
A Design-Build entity brings design and construction services together into one contract. The owner signs one contract with a Design-Builder, who manages and delivers the project from start to finish.

## A BETTER RELATIONSHIP

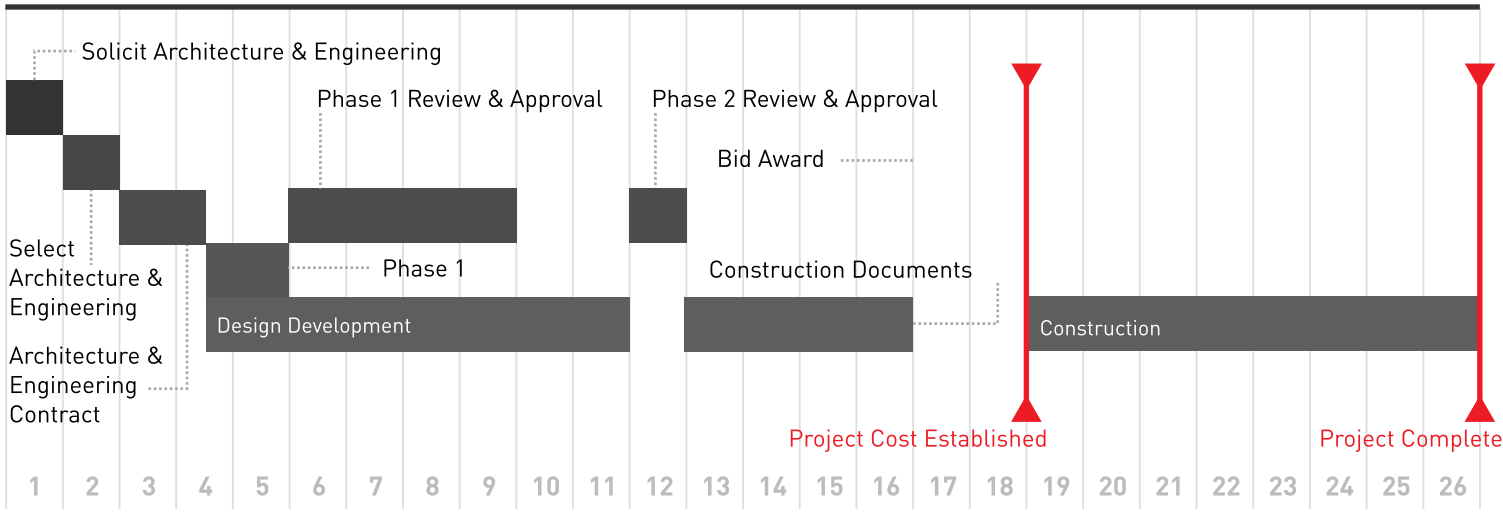


## DESIGN-BUILD PROCESS vs. TRADITIONAL PROCESS

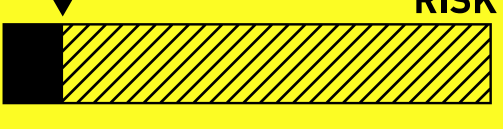
### DESIGN-BUILD PROCESS



### TRADITIONAL PROCESS



## BENEFITS OF DESIGN-BUILD



### MINIMIZES OWNER RISK<sup>1</sup>

79% of owners agree and say it's the primary reason they chose Design-Build

### SINGLE-SOURCE RESPONSIBILITY

- One entity is responsible for design and construction
- Controls contractual disputes
- Flexibility for Design-Builder to form the best team with partners



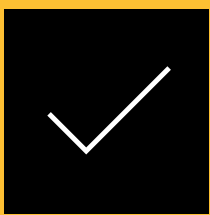
### COST SAVINGS<sup>2</sup>

- 6.1% lower cost than DBB; 4.5% lower cost than CMR
- Owner defines and directs most cost-effective use of funds



### SPEED<sup>2</sup>

- 20% of Design-Build projects finished ahead of schedule compared to 13% of CMR and 7% of DBB projects
- 33.5% faster than DBB; 23.5% faster than CMR
- Projects can be fast-tracked
- Multiple project phases are nested



### THE HIGHEST QUALITY PROJECT<sup>2</sup>

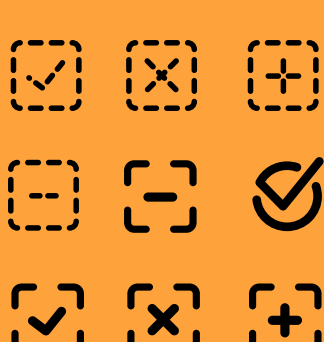
DB outperformed DBB in every category<sup>2</sup>

- Startup
- Callbacks
- O&M
- Exterior and structure
- Interior
- Environmental
- Equipment



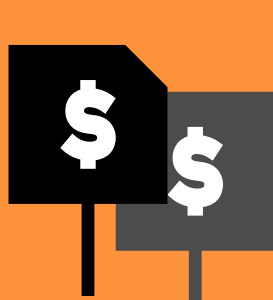
### CREATIVE SOLUTIONS FOR COMPLEX PROJECTS

- Early involvement of the construction team enhances constructability
- Maximizes team cohesion
- Large construction projects
- Challenging job sites
- Tight schedules and fast-track projects
- Construction phasing



### MANAGE DESIGN ALTERNATIVES FOR BEST-VALUE SOLUTIONS

- Construction team partners with designers from project onset
- Collaboration of owner and design team provide innovative solutions that reflect owner needs
- Assess and maximize elements which bring greatest value to the owner
- Team can identify, track and evaluate solutions and their impact on best value



### FLEXIBLE, COMPETITIVE BIDDING

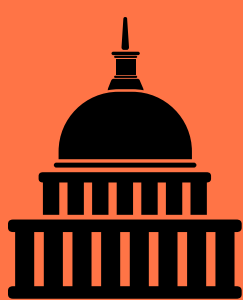
There are two principal methods — each with unique attributes and advantages that are project specific:

- Qualifications-based selection — enhances the collaborative benefits of the Design-Build team
- Best-value selection — specific criteria are defined to obtain price and technical proposals



### COLLABORATION AND ENHANCED CONSTRUCTABILITY

- Design-Build connects constructors, designers, estimators, specialty contractors, sustainability professionals and other project experts into the design process
- Assist on cost, schedule and constructability
- Direct, real-time communication facilitates efficient and real-time solutions



### ACCEPTED BY FEDERAL, STATE AND LOCAL AGENCIES

Design-Build has been established as the Best-Value, Two-Phase Source Selection Process<sup>3</sup>

Design-Build promotes team collaboration and innovative solutions, leading to on-budget, on-time project delivery and efficient facilities. Time and again, it's proven to be the strongest method for the vast majority of commercial projects.

LEARN MORE ABOUT THIS BEST-VALUE PROJECT DELIVERY METHOD AT [KORTECO.COM/DESIGN-BUILD](http://KORTECO.COM/DESIGN-BUILD)

Sources:  
 1. "Project Delivery Systems: How They Impact Efficiency and Profitability in the Building Sector." McGraw Hill Construction SmartMarket Report 2014.  
 2. "Comparison of U.S. Project Delivery Systems." Mark Konchar & Victor Sanvido. Journal of Construction Engineering and Management, Vol. 124, No. 6 (1998), pp. 435-444.  
 3. Design-Build Institute of America – Best Practices, Federal Government Model.