

Project Delivery Options: Pros and Cons

Design-Build

Pros	Cons
<ul style="list-style-type: none"> ▶ Provides a single point of responsibility for design and construction, minimizing owner risk and responsibility ▶ Interactions between GC and architect are better coordinated, which saves time. The owner provides input at an early stage, and once the design-builder is hired, owner involvement is limited ▶ Related to the above, time-consuming meetings and paperwork may be reduced, since the architect and contractor are on the same team ▶ Early cost estimates in this approach can be advantageous in terms of project budgeting and financing ▶ Time delays due to scheduling problems and change orders may be reduced since the architect and contractor closely coordinate activities ▶ Potential for conflicts between architect and contractor are eliminated 	<ul style="list-style-type: none"> ▶ Not as well understood and can be more complex (as compared to traditional design-bid-build) ▶ Design, scheduling, and construction are interwoven, making it difficult for the owner to participate in decision-making ▶ Owner may not have the time or expertise to prepare adequate bid selection materials, thus decreasing the advantages of design-build ▶ Architect does not directly serve as the owner's agent, but is contracted (or employed) by the design-build firm, shifting the architect's allegiance away from owner to the design-builder ▶ Design-builder's cost commitment may not be based on full design and documentations since the designer and builder are working together. Disagreements with the owner may arise over what was implied in the documents, and design changes required by the owner can add costs ▶ Deliberations about cost-savings strategies take place with the design-build team, which may lead to reductions in building quality without input from, or knowledge of, the owner

Legal Disclaimer:

Nothing in this material should be construed as investment, financial, brokerage, or legal advice. Moreover, the facts and circumstances relating to your particular project may result in material changes in the processes, outcomes, and expenses described herein. Consult with your own professional advisors, including your financial advisors, accountants, and attorneys, before attempting to consummate any transaction described in this material.