

Project Delivery Options: Pros and Cons

Traditional Design-Bid-Build

Pros	Cons
<ul style="list-style-type: none"> ▶ Design-bid-build's linear process is easy for owners to manage and understand ▶ Owners can actively participate in the design process ▶ Scheduling is straightforward since design and construction phases are sequential, not overlapping ▶ Design-bid-build process benefits from the architect's professional responsibility to design a quality building and act on behalf of the owner ▶ Once the contractor makes a cost commitment, it is usually reliable because it is based on nearly completed design documents ▶ Design and construction roles are separate and well-understood, making both responsibility and liability relatively clear ▶ Owners have the opportunity to review competitive bids for construction costs ▶ Contractors are familiar with process and work well under this approach ▶ Architects are more active in construction administration than in other project delivery methods so design intentions are carried through construction 	<ul style="list-style-type: none"> ▶ Construction costs are not firmly established until design stage is completed ▶ If bids run over budget, redesign, value engineering, and rebidding processes can lead to project delays and additional design costs ▶ Architect does not typically receive benefit of the contractor's advice on constructability and costs during the design phase ▶ Knowledge of some advanced construction technology offered by specialty subcontractors and general contractors is not as readily available in this approach ▶ Since most contractors compete on the basis of the lowest bid, any gaps or alterations in the design documents may lead to opportunities for contractors to delay construction and/or request change orders ▶ This approach's relatively long process may be unacceptable for owners ▶ Since process is linear, any delay in one of the phases usually sets back the entire schedule ▶ Construction delays may result in added costs to owner and architect ▶ Adversarial relationships and potential for litigation can develop between architect and contractor, due to their separate contracts with the owner

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