

DESIGN – BUILD BENEFITS

Traditional construction projects can be costly as owners typically issue an RFP (request for proposal) to hire an architect to design the project, and then issue a separate RFP for a contractor to build the project. The two-step procurement process requires considerable management oversight and time, and can lead to miscommunication about design elements, costs, and responsibilities.

SDCI's proposed approach combined the traditionally separate design and construction phases into a single design-build contract. This parallel process is more collaborative, and creates "buildable" and affordable projects that better match budgets and expectations.

1. **Single-Source Responsibility** - Design-build provides architecture, engineering and construction under a single contract. Stroop Design & Construction Inc. offers this service with an in-house staff of designers, a strong, in-house results-oriented construction group, in-house interior resources and long term relationship consultants. This unique combination of resources results in a single point of responsibility, maximum control and immediate responsiveness. A client's control of the entire design-build process is strengthened by contracting with a single firm, unconditionally committed to the success of the project.
2. **Early Knowledge of Firm Price** – SDCI's design-build team, working closely with the client, accurately conceptualizes the completed project at an early stage (schematic Design). Continuous and concurrent estimating, during design development, results in accurate, construction costs and schedule far sooner than is traditionally possible. This permits firm establishment of project feasibility and financing well in advance of final construction documents.
3. **Value Engineering** - Design and construction personnel, working and communicating as a team, evaluate alternative systems, materials and methods efficiently and accurately. From the outset of the project, both design and construction expertises are brought to bear upon all components of a project.
4. **Time Savings** - Design and construction are working concurrently; bidding periods with various contractors are eliminated and redesign time are eliminated; and long-lead time purchases can be made early in the design phase. Total project duration is significantly reduced, resulting in earlier utilization and project cost savings.
5. **Quality Enhancement** - Design-build inherently provides higher quality than a separate, often conflicting, architect vs. contractor approach. The design-builder has responsibility for performance, so he is motivated to ensure quality. Design-build eliminates traditional "finger pointing" among architects, engineers and contractors and allows resources and attention to be productively focused on cost-effective solutions that reflect best value and quality.
6. **Cost Savings** - Design and construction experts work together from the start, so decisions affecting cost and design are made simultaneously. This means a significant cost savings to the client.
7. **Potential for Reduced Administrative Burden** - During procurement, the potential exists for design-build to reduce the owner's administrative burden; however, preparing RFPs and conducting evaluations can be resource-intensive during the early learning curve. During actual design and construction, the owner is not required to invest time and money coordinating and arbitrating between separate design and construction contracts but rather is able to focus on timely decision making.
8. **Improved Risk Management** - Performance aspects of cost, schedule and quality are clearly defined and responsibilities and risks are appropriately balanced. Individual risks are managed by the party best positioned to manage that risk. Change orders due to "errors and omissions" are virtually eliminated, because the design-builder has responsibility for developing drawings and specifications, as well as construction of a fully functioning facility.