

Design Build: Providing Value with Integrated Design and Construction



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Brian brings 33 years of extensive experience in the design, management and construction of private and public building projects to each client. His diversified expertise spans various geographical markets.

There are numerous decisions an owner faces when contemplating a construction project, many filled with complex challenges. The appropriate project delivery method is a primary consideration to the overall success of the project in order to achieve specific building and business objectives for the client. The design-build method offers real-world value with an integrated approach to design and construction.

A cost-effective and efficient delivery method is the design-build concept, where the responsibility for design and construction rests with a single source. The conventional design-bid-build relationship is replaced by a single contract with one entity for both design and construction services throughout the duration of the project. From concept to completion, the design-builder assumes this responsibility.

A design-build firm strives to bring the design and construction professionals together in a collaborative effort to complete the production of construction documents, acquisition of necessary permits, and ultimate building construction. Although each is an individual task, the design-builder will facilitate their concurrent completion, providing the owner simplicity of having one party responsible for the project's development.

The owner-client contracts with a sole entity, typically comprised of a design-build contractor and an architectural or engineering design firm, bringing mutually beneficial experience levels to the project. The design professionals are many times retained by the contractor and perform contractually as a subcontractor. An owner may also engage a developer early in project, with selection of the design-build partners following. In the case of an owner needing industry-specific systems with highly specialized components, an outside consultant may be retained by the owner to facilitate their acquisition and installation. In either formulation, the design-builder assumes full accountability for the design, engineering and construction of the facility, thus minimizing the project risk for an owner.

This method promotes a value based project using a single source of responsibility. Market sectors that can benefit from design-build are office, industrial, warehouse/distribution, multi-family, commercial, and institutional facilities. With the design-builder acting as a single point of contact, the owner will benefit by having one entity to look to for answers and concerns on design revisions, budget parameters, permit acquisition, construction issues, change orders and billing.

If an owner's occupancy timeframe requires an accelerated construction schedule, the design-build method allows for fast-tracking the project. Several construction activities can happen simultaneously to allow the owner to occupy their facility sooner. If foundation designs are approved, the contractor can begin sitework while the remaining construction drawings are being completed. Early staging of material procurement can be discussed for equipment-intensive industrial construction in order to move the project ahead at a greater pace.

Controlling costs while balancing function is a primary concern whether new construction, a facility expansion or extensive renovation work. Achieving cost reductions without compromise to performance or aesthetics is the value-creation process of value engineering. Since the needs and requirements vary from user to user, the design-build team will analyze each project component for optimum efficiency and suggest alternative means for not only cost savings, but also delivery considerations, life-cycle efficiency, and future expansion options. The owner-client is engaged for vital input on the best building options particularly in the early design stage. Acting as the communication conduit for the project team, the design-builder is able to offer value engineering options for the initial implementation, operation and maintenance of various components.

Whether new construction, additions to an existing facility or extensive renovations, this comprehensive delivery method benefits each stage of the project from pre-construction through final occupancy. A dedicated and seasoned design build team can offer tangible results with an integrated approach to providing value to the owner.