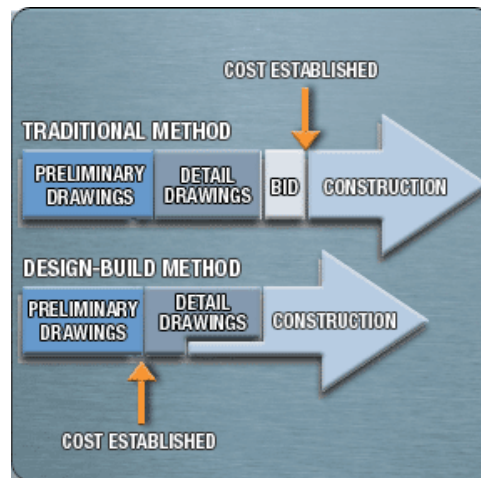


## DESIGN-BUILD METHOD



### TRADITIONAL METHOD

*(Divided responsibility)*

The traditional method of construction entails the hiring of Architect and Engineers who in turn proceed as follows:

1. Prepare preliminary drawings
2. Prepare final detail drawings and specifications
3. Put project out for bid
4. Review Contractors' bids and advise cost of project
5. Owner awards contract to General Contractor

Three problems are inherent with this system:

1. Plans and specifications must be completed before firm costs are established. If over budget, the project must be redesigned or go back to management for additional funds. In essence, the Architect is not responsible for costs, only design.
2. The successful General Contractor's performance will be to the minimum requirements of the plans and specifications.
3. Responsibility is divided between Architect & Engineers - Owner - Contractor. If Owner has a problem, he goes to Architect. Architect to Contractor. Discrepancies start.

### DESIGN-BUILD CONCEPT

Owner places project responsibility and control under single Design-Build Contract with one team, instead of hiring, scheduling and supervising individual architects, engineers, subcontractors and suppliers. The Owner is always a member of the Design-Build Team, but can rely upon a single source of professional construction management to insure that project specifications are met on time and on budget.

Along with convenience and control Design-Build offers:

- Guaranteed total cost before construction begins
- Faster design drawings and construction starts
- More flexibility for changes and alterations
- Earlier occupancy
- Lower total time and cost