

# The Misconceptions of Design Build

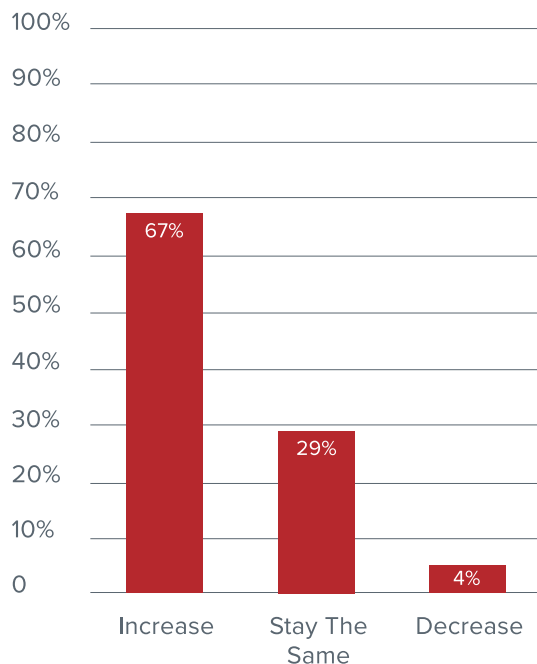
A methodology and mindset, design build embraces the three fundamentals of collaboration, transparency and cost efficiency. As a single point of responsibility, the pitfalls of traditional construction's decentralized process – hidden costs, late deadlines and communication failures – are reduced into a streamlined process from ideation through final execution.

## Market Performance & Future Demand

In the last 5 years, spending on design build increased 42% to \$228B. Currently 67% of owners indicate a continued increase in its use, predicted to fulfill 45% of nonresidential construction through 2021.

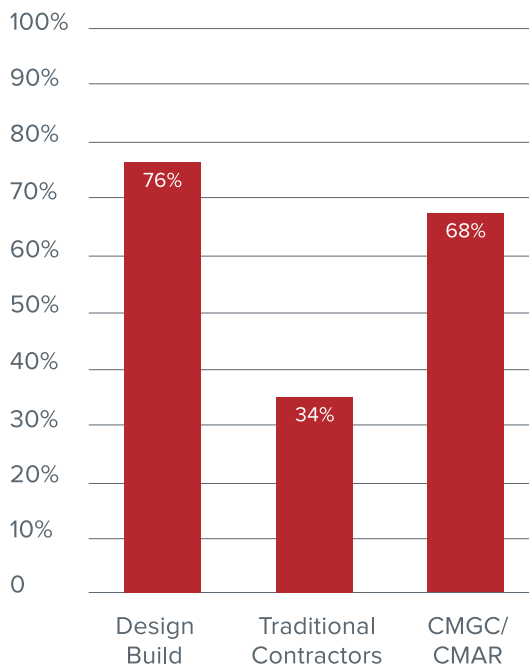
### DESIGN BUILD UTILIZATION

67% of owners indicate an increase in the use of design build over the next 5 years.



### EXPERIENCE

76% of owners using design build rate it as an exceptional project delivery experience.



Source: Design-Build Utilization Combined Market Study 2018, FMI Corporation.



## Understanding the Process

As design build's popularity grows, so do the myths. Other delivery methods connotate the term with alternative contract formats. This inaccurate replication gives rise to inadequate experiences and false perceptions in price, transparency, quality and feasibility.

### Price

**Single source responsibility lessens competition while elevating price.**

**Reality:** Progressive bidding occurs from preliminary planning through the GMP presentation, enabling conversations centered on high levels of constructability input. Subcontractors embracing design build are flexible in upfront value engineering and design assistance at no cost, therein supplying both financial value and expertise. Subcontractors cannot purposefully omit information to keep bids low and incorporate additional change order costs.

### Quality

**A focus on cost savings reduces design quality.**

**Reality:** Creative design is not forsaken for cost efficiency, rather procures a desired aesthetic outcome within the client's budget. With all parties employing like mind-sets, quality isn't compromised. Any incongruity occurs prior to launch, becoming a resolved issue versus latent cost.

### Transparency / Honesty

**A single entity reduces honest intentions.**

**Reality:** In traditional construction, the architect assumes low risk levels. Incorrect drawings, poor specifications and undocumented scope result in elevated financial impact. This gap between architects and contractors increases cost while reducing responsibility. A GMP contract ensures that the project scope materializes regardless of errors between constituents.

### Feasibility

**Feasibility studies are an excess cost.**

**Reality:** Many new projects end from a lack of financial viability. Traditional architects cost 4-5 times more than feasibility studies, as such upfront knowledge inhibits potential loss. Assessing viability is always a winning engagement – either the project moves forward productively or ends prior to financial loss.

## CONCLUSION

Design build focuses on the client's needs and a solution for every budget. It enables innovation, architectural creativity and practical money management via transparent collaboration, resulting in effective building projects.