



DESIGN-BUILD GUIDELINE

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WHAT IS DESIGN-BUILD?

The design-build approach provides owners with peace of mind, as they have a single entity overseeing the entire process, ensuring a smoother and more coordinated project from start to finish. By combining architecture and construction services under one roof, the design-build approach enhances efficiency and eliminates potential communication gaps.





DESIGN BUILD PROJECTS HAVE 3 PHASES:

1 PROCUREMENT

2 CONTRACTING

3 EXECUTION

In this guide, we discuss the benefits of the design-build approach, compare it to traditional construction methods, and provide tips for choosing a design-build firm.



DESIGN-BUILD IS TRENDING:

\$1.9
TRILLION

ANTICIPATED
SPENDING ON DESIGN
BUILD PROJECTS FROM
2022 TO 2026

47%

OF ALL CONSTRUCTION
SPENDING IN 2026

22.5%

GROWTH IN CONSTRUCTION
SPENDING FROM 2022–2026

DBIA, Mid-Cycle Update Report, March 2023



DESIGN-BUILD DELIVERY IS THE HIGHEST-RATED DELIVERY METHOD FOR:

- ✓ More opportunities to innovate
- ✓ Ability to fast-track project
- ✓ Highest quality
- ✓ More collaborative process for the owner
- ✓ Final cost closest to budget
- ✓ Early knowledge of cost
- ✓ Shorter procurement period
- ✓ Fewer disputes

DBIA Data Source Book, 2019

PROCESS:

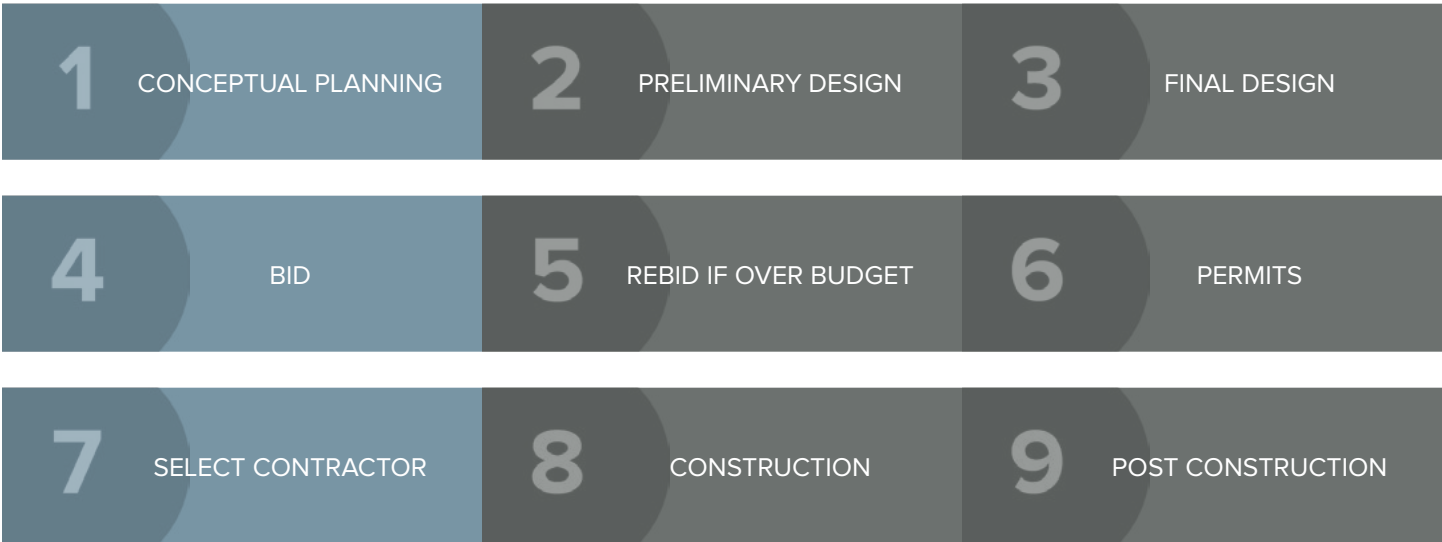
Extensive studies have demonstrated that design-build projects not only achieve significantly faster completion times but also require a reduced number of steps, as illustrated below.

DESIGN BUILD PROCESS:



Architects and construction professionals lead coordination of the entire entitlement process, as well as design, pre-construction, and construction phases, allowing you the benefit of having one point of contact from beginning to end.

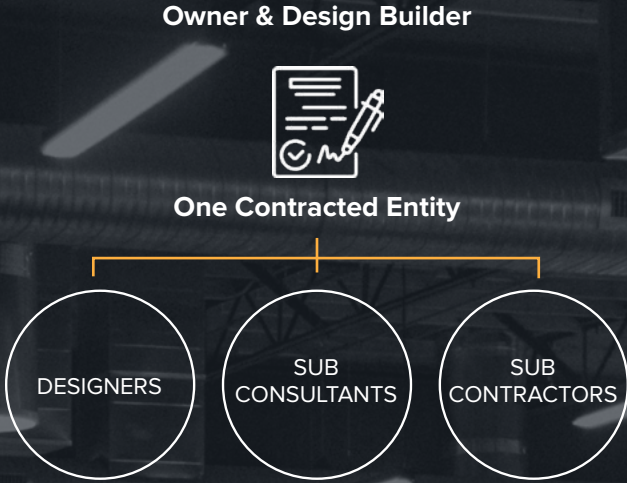
TRADITIONAL PROCESS:



Design, bid and build are three separate stages in the traditional procurement process. In each stage, the project owner negotiates separately with an architect and construction contractor.

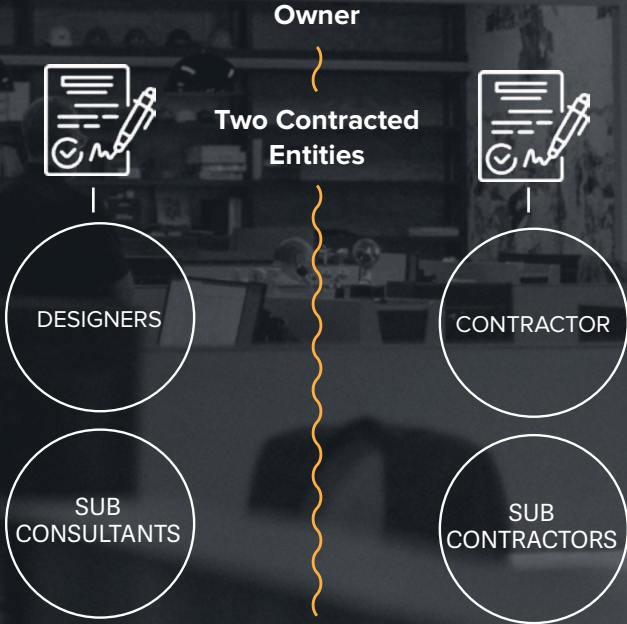
DESIGN-BUILD PROJECT DELIVERY:

Design-build streamlines the relationship between the owner and builder by establishing a single point of contact and agreement. This approach brings together the disciplines of architecture and construction, fostering a collaborative environment where the creation of precise construction documents and a shared culture of collaboration occur under one roof.



TRADITIONAL PROJECT DELIVERY:

In the traditional approach, the owner is burdened with managing two distinct contracts, one with the architect and another with the builder. This division can lead to project issues easily escalating into disputes between separate teams, leaving the owner caught in the middle.



COMPARISON OF PROJECT DELIVERY METHODS ACROSS VARIED PROJECT TYPES AND SECTORS

METRIC	DB VS. CMR	CMR VS. DBB	DB VS. DBB
Unit cost	1.9% less	1.6% more	0.3% less
Cost growth	2.4% less	1.4% more	3.8% less
Schedule growth	3.9% less	2.2% move	1.7% less

DBIA Data Source Book, 2021

OWNER, ARCHITECT AND BUILDER PERSPECTIVES:

DESIGN BUILD

OWNER'S PERSPECTIVE

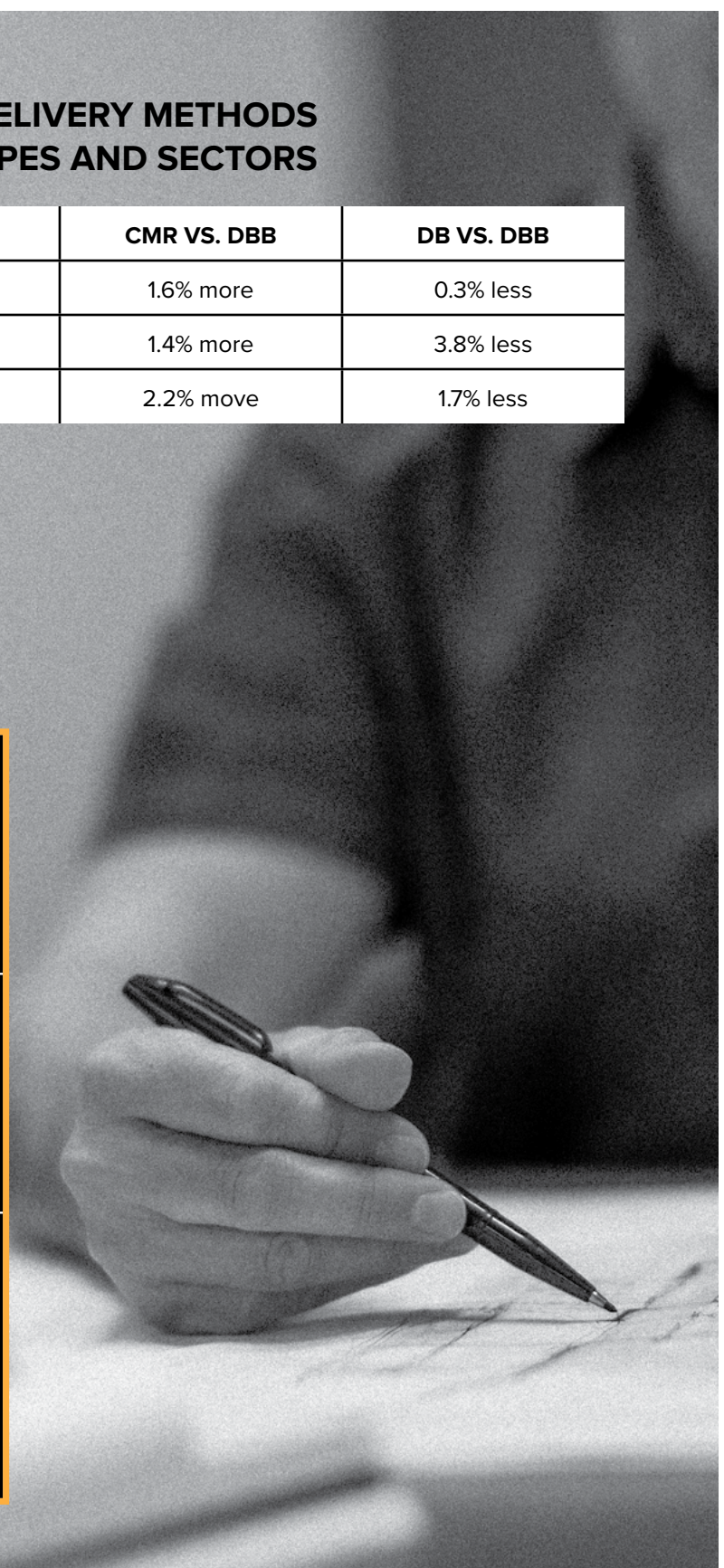
- Opens dialogue between team stakeholders
- Shorten timelines
- Control costs
- One point of contact

ARCHITECT'S PERSPECTIVE

- Communicate design effectively
- Set design expectations
- Control costs
- Work more efficiently

GC'S PERSPECTIVE

- Across the board collaboration
- Control costs
- Maintain quality
- Creates a culture of communication
- Collaboration with architectural team
- Definitive construction documents



102%

**FASTER DELIVERY
SPEED VS DBB**

61%

**FASTER DELIVERY
SPEED VS CMR**

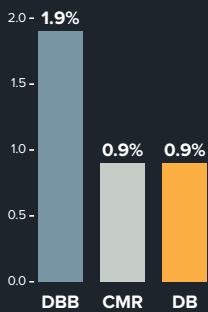
36%

**FASTER CONSTRUCTION
SPEED VS DBB**

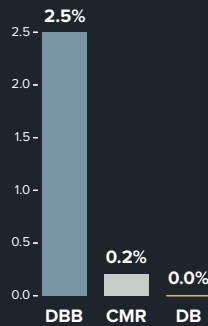
13%

**FASTER CONSTRUCTION
SPEED VS CMR**

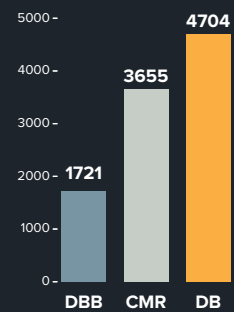
COST GROWTH (%)



SCHEDULE GROWTH (%)



DELIVERY SPEED (FT²/MO.)



DBIA Data Source Book, 2021

KEY POINTS TO KEEP IN MIND WHEN CHOOSING A GENERAL CONTRACTOR:

- ✓ Choose a design-build contractor with relevant experience and expertise.
- ✓ Pick a reputable firm known for quality work and professional conduct.
- ✓ Consider a contractor who can adapt to changing market conditions.
- ✓ Opt for a design-build firm to better control costs and ensure timely delivery with all services under one roof.

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SOURCES:

Design Build Data Sourcebook, Design-Build Institute of America (DBIA), 2019, www.dbia.org
Design Build Data Sourcebook, Design-Build Institute of America (DBIA), 2021, www.dbia.org
FMI, DBIA Mid-Cycle Update, March 2023, www.fmiconsulting.com