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ARCHITECTURE ENGINEERING INTERIOR DESIGN // PERFORMANCE SPACE®

DESIGN & TECHNOLOGY

FACILITY PROJECT DELIVERY METHOD COMPARISONS

Evaluate project delivery methods within the context of your project's unique requirements.

Cost control, schedule and quality are important considerations.

Design/bid/build, traditional fast-track and design/build are three of the most well-known delivery methods.



The fast-track design and construction of Covance's addition was completed in just 14 months.

Today's business owners expect new buildings to be delivered in less time for fewer dollars. When planning a facility, owners must evaluate delivery method options within the context of the project's unique requirements. Cost control, schedules and quality all are important considerations.

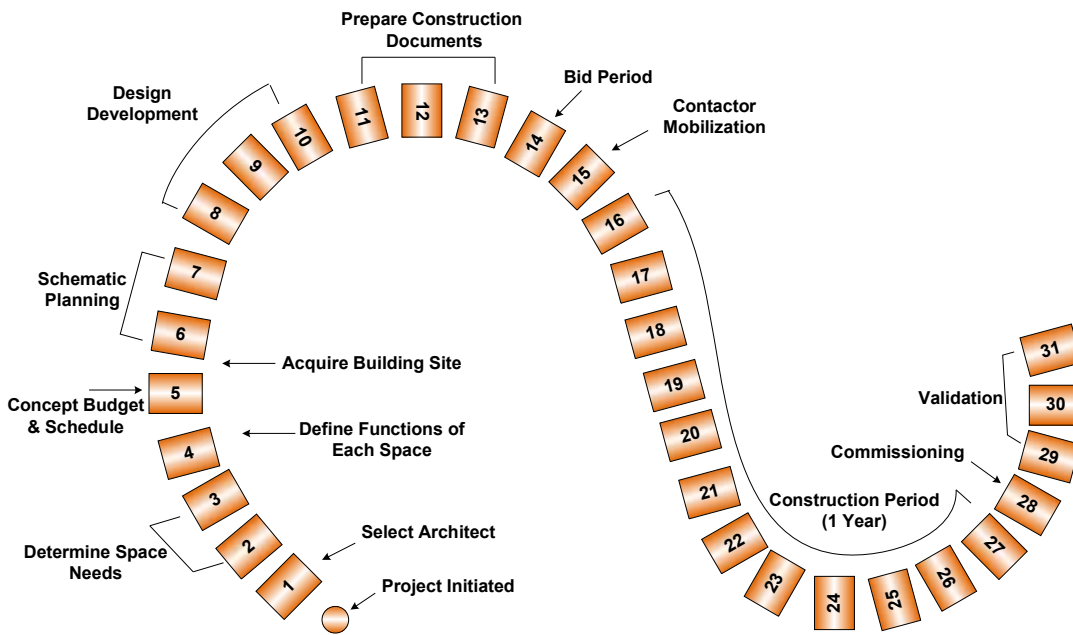
Design/bid/build

The most traditional delivery method is known as design/bid/build (D/B/B), where the owner contracts with an architect for the building design. After design is complete and documented for construction, the owner solicits competitive bids from qualified contractors and awards the construction contract to the lowest qualified bidder. The architect then administers the contract as the owner's agent.

The building owner benefits from a customized design that meets current and future performance requirements, while achieving operational/maintenance efficiency over the building's lifetime. Another key advantage of this method is that the architect advocates the owner's interests without a direct tie to the general contractor. During design, more time is available for the owner to review and evaluate options. Another benefit is the fact that the owner is aware of building costs prior to construction, and can achieve significant value from competitively bidding all project components.

Since tasks are completed sequentially with D/B/B, this delivery method usually requires more time than other methods. Another potential disadvantage is that contractor selection is based solely on price, rather than qualifications. You can minimize this shortcoming by pre-qualifying contractors.

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This time line shows how planning and design can account for one quarter to half of the total facility project schedule. It is never too early to begin the planning process for a building development project. Keep in mind that extremely tight time frames may inhibit the thorough planning and thoughtful design required for a successful project, and force you to make decisions too quickly.

Traditional fast track

With the fast-track delivery method, the owner selects the architect and pre-selects a general contractor. The general contractor then collaborates with the architect and owner to select building materials and systems. The contractor also manages the bidding and construction of the project.

In this scenario, the owner and contractor agree upon a guaranteed maximum price before the design is complete. The architect designs the facility in overlapping phases, and construction commences prior to design completion. The contractor competitively bids each phase to subcontractors.

This arrangement may result in several benefits. The architect still advocates the owner's interests, and months may be shaved from a project schedule. Also, the contractor is selected based upon previous performance and quality of work, and becomes an important part of the design team. Another advantage of fast track projects is that the owner is aware of building costs early in design, and benefits from competitive subcontractor bidding on all project components. Design costs may increase to compensate for the production and administration of multiple bid packages.

Although there is ample time during design for owner input and review, these opportunities are somewhat compressed, due to the fast track nature of design. The owner must be willing to make important decisions more quickly than in a D/B/B scenario

Design/build

The design/build (D/B) alternative integrates design and construction, and the owner contracts with a single D/B entity, which assumes the responsibility of delivering a completed building. With this delivery method, the owner works with the D/B to establish a facility budget. The D/B firm then completes design and construction, with construction commencing during the design process.

The major advantages of this method are similar to those of the traditional fast track method. An owner benefits from a shortened project schedule, as well as having a fixed cost during early design and before construction. However, the owner also has fewer choices with D/B. Most D/B entities deliver cost savings by limiting design alternatives that might be better suited to the owner's needs. In this case, there is not an independent advocate for the owner.

FOR MORE INFORMATION ABOUT PROJECT DELIVERY METHODS, CONTACT STRANG AT (608) 276-9200 OR BY E-MAIL AT INFORMATION@STRANG-INC.COM.