

Design-Bid-Build Works

The Design-Bid-Build project delivery method is the most common method of construction contracting. The Architect and the Engineer (A/E) prepare a set of plans and specifications based on the Owner's requirements. It is put to bid for General Contractors, who prepare competitive bids to construct the work. The work is then constructed per the plans and specifications under a contract between the Owner and the General Contractor. The following advantages of this project delivery method make it **the preferred method for political subdivisions** throughout the country:

- Design-Bid-Build is the most widely used and understood project delivery method with clearly defined roles and responsibilities by all parties.
- Design-Bid-Build discourages favoritism and corruption in spending public funds while stimulating competition in the private sector.
- If best practices are used, the project costs for Design-Bid-Build projects are typically lowest of any other contracting methods.
- Design-Bid-Build offers the Owner a significant amount of control over the end product since the facility's features are determined and specified prior to selection of the Contractor.
- Design-Bid-Build allows the Architect and Engineer to be impartial and protect the interests of the Owner – particularly during the construction of the project.
- Design-Bid-Build allows the Architect and Engineer to prepare documents from which all General Contractors place bids. This ensures the Owner the most competitive price based on the Project's design intent, quality and schedule requirements.
- Extensive litigation regarding Design-Bid-Build has resulted in well-established legal precedents which both protects and gives reassurances to all parties.
- Insurance and bonding for Design-Bid-Build is well defined, providing greater assurance of performance for the Owner.
- Design Bid Build uniquely positions the Architect and Engineer to provide stewardship of the health, safety and welfare of public while providing oversight stewardship of public dollars expenditures.
- Design-Bid-Build supports Qualification Based Selection (QBS) for Architects and Engineers and **QBS is the law!**