



Design/Bid/Design/Bid/Build is an Innovation Solution

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One of the many ways we have helped our clients recently is by developing an innovative design & construction strategy. This strategy takes the best attributes of the most commonly used design & construction methods and combines them into one.



The most prevalent design & construction method is called Design/Bid/Build. This is when an architect is selected by the client, completes a detailed design/construction document set based on the clients needs, bids this set to several experienced general contractors and helps the client select the appropriate bidder to construct the building. This gives the client the most competition and therefore typically the lowest construction costs. However you are putting your trust solely into the architects' hands as it negates any contractor input, until it's too late, on how to better construct the building for less money, without sacrificing quality. This, cost savings process, is called "value engineering" and relies heavily on the contractors experience with local construction systems & techniques and access to materials & equipment. In a typical situation the building is not value engineered until the design/construction documents are complete, the building is bid out and the general contractor is selected. At that time any changes that are decided upon are redrawn into the design/construction set, unfortunately at additional cost to the client. Some savings are still there, but it cost the client architecture/engineering fees to save on building cost. On the plus side, during the construction process the architect acts as your quality assurance agent, guaranteeing that the contractor remains on the up & up and the client receives what they paid for.





Another often-used method is called Design/Build. This is when a general contractor and architect form a team at the inception of the project and are selected by the client as such. Because the team is set from the beginning and work can commence even as the design/construction document set is being finalized, technically ~2 months can be shaved off the typical construction timeline. Unfortunately because of fixed lead times with various building materials, we generally do not see this time savings actually materialize - but it is technically possible. However as the contractor is on board from the beginning their



input can be included into the design/construction document set from its inception, giving the client a value engineered building from the get go and at no extra architecture/engineering costs. However as the contractor typically employs the architect your quality assurance agent during construction is lost, therefore you must be completely comfortable with the teams ethical level before you chose this method. We are not trying to imply that the Design/Build process is flawed, just that client has less control – in fact we work routinely with Design/Build firms that produce excellent buildings for their clients.

As mentioned we have developed and used a new strategy with several of our recent clients with excellent results. This new strategy combines the assets of both of the above methods into one. We call it Design/Bid/Design/Bid/Build.

This is when an architect is selected by the client, completes a preliminary design/construction document set, bids this set to several experienced general contractors and helps the client preliminarily select the appropriate bidder. The architects, engineers, general contractors, sub contractors and clients input is gathered, value engineered, then applied to the final construction document set. As the value engineering is completed prior to the continuation of the construction document set, there are no additional architecture/engineering costs. The preliminary general contractor is then solely re-bid the project. If they meet the original bid, minus any pre-determined value engineered savings, or better they are issued the final contract to construct the building. If they bust the bid the client reserves the right to re-bid the other original general constructors in order to reduce the construction costs.





This method therefore gives the client maximum budgetary control by allowing the general contractor and their subs to participate in the value engineering process during, not after, the design/construction documentation set is complete. The client now has the opportunity to adjust their budget or building quality prior to finalizing the construction document set. By moving the value engineering process to the middle, as opposed to the end, of the design/construction documentation process extra architecture/engineering redrawing fees are no longer applicable. It also gives the client maximum cost control by maintaining a competitive bid between multiple experienced general contractors. And finally it allows the client to maintain their quality assurance agent, the architect, during the construction process.



The Design/Bid/Design/Bid/Build method brings all of this to one neat package.

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