

THE ADVANTAGES OF DESIGN AND BUILD

Design and Build is a modern method to procure architectural construction and design services, including office interior design and fit-out.

According to recognised organisations in the field, a typical Design and Build project will be:

- easier
- more efficient, and
- less expensive

than any other process of facility planning and construction.

The Design and Build approach offers real advantages to clients from initial concept through to completion. These are summarised in the table below.

ADVANTAGE	DETAIL
STREAMLINED PROCESS Parallel working speeds project completion	Design and Build offers a streamlined approach, where the design and construction phases are overlapped. Redesign is often eliminated through this approach, and material and long lead items are procured early on in the process. Aspects of the project will be worked on in parallel leading to a speedier completion.
INCREASED EFFICIENCY Design and delivery is fast tracked	A project can be progressed more quickly when the design, specification, schedule and budget are handled by one company. The management process is easier and more adaptable which also increases efficiency. With Design and Build there is a shorter time between demand and delivery.
SIMPLER CO-ORDINATION Communication is easier and clearer	With one single point of contact the client is freed from keeping track of multiple sub-contractors, advisors and suppliers. There is one team, one contract and one unified flow of work. Clear roles, responsibilities and accountability are in place right from the start, simplifying the whole process.

<p>RISK REDUCTION</p> <p>Contracts are free from inherent conflict</p>	<p>The earlier cost certainty that Design and Build can provide, ensures clients proceed in full confidence about the final cost and scope of work.</p> <p>Overall the Design and Build approach is more effective in managing risks because it works through a single integrated team with a clear lead professional. The whole process is a cooperative effort that prevents adversarial relationships and minimises conflicts between design and construction. With a single project manager any budget or schedule disputes are prevented or easily resolved.</p> <p>For the client, their liabilities are controlled, as all potential risks in the design and contracting processes clearly rest with one source. They can be clear from the start where accountability and responsibility lie for any defects or non-performance.</p>
<p>QUALITY CONTROL</p> <p>Quality is guaranteed throughout the process</p>	<p>With Design and Build, any ambiguity that may arise in material and construction specifications is removed. The lead company clarifies requirements and decision-making, and ensures quality control is maintained throughout the process.</p> <p>The team approach helps to foster motivation and a communal desire to deliver a high quality project as this is to everyone's benefit.</p>
<p>BETTER VALUE</p> <p>Cost and time savings are reaped by clients</p>	<p>Reduced risk, speedier completion and lower project costs deliver better value for the client. The streamlined process saves clients time, lessens the administrative burden and is easier for them to manage.</p> <p>Ultimately they achieve an earlier occupancy of the completed facility.</p>