

# THE DESIGN-BUILD ADVANTAGE

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*There are many project delivery methods in the construction industry, which can lead to confusion on the best method to select. Like most other construction companies, Roebuck Buildings offers multiple project delivery methods, but we've fine tuned our Design-Build process and it is our favorite delivery method. It's a team-oriented and simplified approach that brings everyone – the owner, architect, builder, engineers, and estimators – to one table, with their best ideas to provide the best solution.*

*While the Design-Build method is our favorite, there's good reason – actually, several good reasons – it is frequently an Owner's favorite as well.*

*Every owner wants to save time and money. Design-Build is the ultimate time and money saving method because it focuses on collaboration and innovation from the beginning of a project. In a traditional delivery method, the Owner manages two separate contracts, typically starting with design plans before thought is ever given to construction methods and costs. Once plans are finalized and a General Contractor is brought on the project, costs for construction are discussed, frequently leading to sticker shock, and rounds of revisions to the design.*

*How else does the Design-Build method provide a successful project outcome for the Owner?*



## **SINGLE POINT OF RESPONSIBILITY**

When design and construction fall under one entity, there is a single point of responsibility for cost, schedule, and quality. Owners are able to focus on decisions regarding scope and need, instead of coordination between their architectural team and builder. This singular point of responsibility yields enhanced communication, and keeps the Owner's budget and schedule as the project focus.



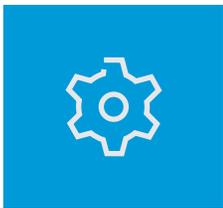
## **COST PLANNING & SAVINGS**

Because the design and construction teams work in tandem, methods and materials can be evaluated for maximum efficiency. There is an early knowledge and understanding of the cost for the project, and design and construction personnel work together to value engineer the project for cost savings.



## **EFFICIENT USE OF TIME**

Just as the overlap of design and construction can save money, Design-Build can also save time. Bidding periods and redesign are eliminated, significantly reducing construction time. Materials and equipment can be procured and construction work can begin before the construction documents are fully completed. The time savings also yield lower costs and potentially, an earlier completion date.



## **QUALITY**

Because responsibility for a successful project outcome falls on one point of responsibility, the Design-Builder is motivated to ensure a quality project, in terms of aesthetic and functionality. This includes design documents that are without error, high-quality materials, and reliable subcontractors.



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