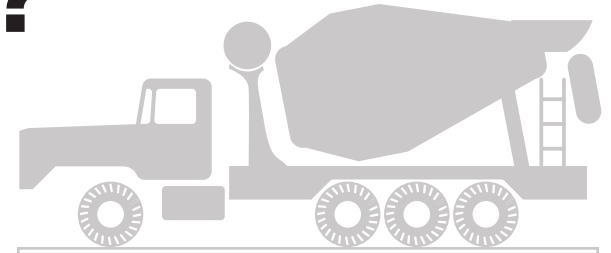


WHAT IS DESIGN-BUILD?

A project delivery system used in the construction industry to deliver a project in which the design and construction services are contracted by a single entity known as the design–builder or design–build contractor.



SEQUENCE OF EVENTS

Preliminary Drawings and Budget Completed	Contract Awarded	Sub-Contractors Receive Scope of Work	Suggestions for Cost Reduction	Construction Begins
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Challenges

1. Contractor must be honest, reliable, skilled in design-build and be able to understand the needs of the owner.

Advantages

1. Single Sources responsibility
2. Maximizing of opportunities to consider all contractor and subcontractor input for cost reduction and value enhancement.
3. More flexibility for changes at the lowest cost.
4. Shortest construction time with ability to use maximum coordination and overlap of activities.

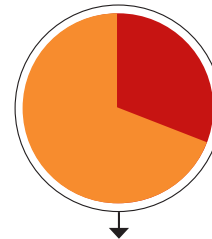


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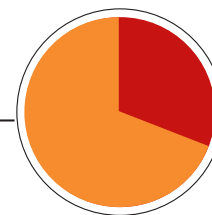


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QUICKEST DELIVERY with **Best Value.**

Quality/Cost/Scope are never compromised. Open lines of communication to meet the customers requirements.

THE VALUE OF DESIGN-BUILD: Selections are made based on timing to the project, pricing, and quality of work. The “Trifecta” decision process can be reviewed behind the scenes and owner can interact on the decision while being insulated from the contractors

COMMUNICATION: Design-build allows for a harmonious relationship between owner and contractor. Not me vs. you in the traditional world

COST EFFECTIVE: Cost; meet budget, minimize professional fees (Saves Time, Saves Money)

EFFICIENT: Design-build allows to the permitting of the project to run in synchronized time with final design of the project. Many projects can be completed in the same time traditional jobs are planned

PROFESSIONAL: Design Professionals-Kessel & Owner engage, Kessel is the project lead, minimizes professional fees (Arch & Eng’rs), more efficient timing

FLEXIBLE: Design-build allows the customer to interact on design. Needless over-design and unnecessary scope is cut-out in the design phase and not the “value engineering” stage many months down the road

TEAMWORK: Team approach, integrated team and integrated delivery

OWNER PARTICIPATION: sub/ supplier selection, decisions, scope & layout, flexibility

