

# Why Design/Build?

Design-build, design-bid-build and construction management are the three construction project delivery systems most commonly employed in North America. Over the past 20 years, use of design-build has greatly accelerated in the United States, making this delivery method one of the most significant trends in design and construction today.



## What is Design-Build?

Design-build is a method of project delivery in which one entity - the design-build team works under a single contract with the project owner to provide design and construction services. One entity, one contract, one unified flow of work from initial concept through completion. Design-build is also known as design/construct and single-source responsibility. Across the country and around the world, design-build successfully delivers office buildings, schools, stadiums, transportation, data centers and infrastructure projects with superior results.

Design-build is an alternative to design-bid-build. Under the latter approach, design and construction are split - separate entities, separate contracts, separate work. Design-bid-build is a rigid system that offers few opportunities for integration or early stage involvement of the constructors in the design process.

## Why Design/Build is Superior for Owners and Developers:

### Singular Responsibility

Accountability for cost, schedule and performance - construction team is the design team, so there is no one to point fingers at.

### Faster Delivery

Collaborative project management means goals are established sooner and work is completed faster with fewer problems.

### Continuity

Design-build team involved from start to finish adding efficiency, with the chances of things falling through the cracks greatly diminished.

### Cost Savings

An integrated team is geared toward efficiency and innovation.

### Better Quality

Design-builders meet performance needs, not minimum design requirements, often developing innovations to deliver a better project than initially imagined.

### Integrated Solutions

The early-stage collaboration and an integrated design results in buildings that perform better now and far down the road.

### Decreased Admin Burden

Owners can focus on the project rather than managing disparate contracts.

### Reduced Risk

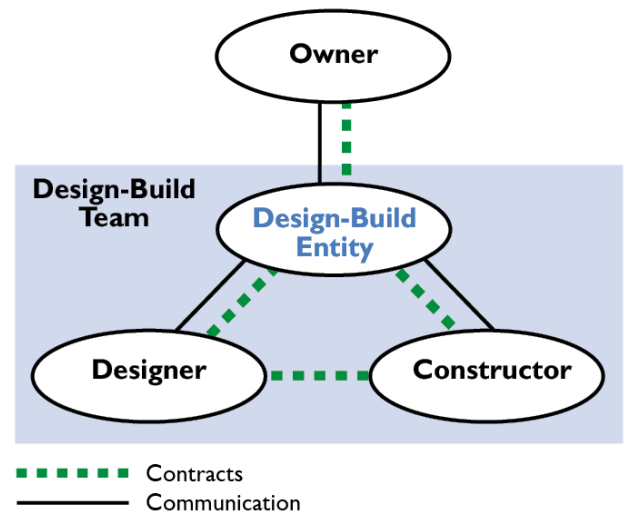
The design-build team assumes additional risk away from the owner.

### Reduced Litigation Claims

By closing warranty gaps owners virtually eliminate litigation claims.

### Motivation Shift to Innovation and Efficiency

Project success is measured by improved project delivery time, efficient constructability, and mutual cooperation.



## One Contract, One Integrated Team, Superior Outcomes

Design-build streamlines project delivery through a single contract between the owner and the design-build team. This simple but fundamental difference saves money and time by transforming the relationship between designers and builders into an alliance which fosters collaboration, efficiency and teamwork. United from the outset, an integrated team can readily incorporate BIM and LEED certification goals while meeting the design and budget requirements.

## Choose Cooper Oates for your Design/Build Project

Since 1972, we have been partnering with our customers in the Sacramento Valley region to help them increase the return on their building investments. Our focus on life-cycle costs of mechanical systems allows us to provide value throughout the design – build – service – operations continuum. We expect to live with the quality of our design and workmanship and to stand behind it, over the entire life of the system.

As a full service mechanical engineering design contractor, **Cooper Oates** is capable of handling all of your HVAC and plumbing design needs. Working from an initial sketch or a general set of building specifications, our designers and engineers can create a detailed set of process plans ready for implementation at the construction site. Cooper Oates uses the latest industry design software to work efficiently with all members of the build team, including architects, and general contractors.



Our experience in mechanical system design and construction has earned us a long list of satisfied customers that report reductions in operating costs and maintenance, and noticeable improvements in system quality and reliability. **Let us show you how we build value into your buildings from the start. 916.381.4611 or [coacair.com](http://coacair.com)**

## Design-Build Resources

### National Institute of Building Sciences, National BIM Standards (NBIMS) Committee

Many related articles on Integrated Project Delivery (IPD), Building Information Modeling  
<https://www.nationalbimstandard.org/>

### U.S. General Services Administration

The Nation's largest facility owner and manager's program to use innovative 3D, 4D, and BIM technologies to complement, leverage, and improve existing technologies to achieve major quality and productivity improvements.

<http://www.gsa.gov/bim>

### The American Institute of Architects

Integrated Practice information: <https://www.aia.org/>

### The American Institute of Architects, California Council

Resources related to Integrated Project Delivery (IPD) including frequently asked questions: <https://aiacalifornia.org/>

### Associated General Contractors of America

BIM Guide for Contractors: <http://agc.org/>

### Construction Users Roundtable (CURT)

Owners' views on the need for Integrated Project Delivery:  
<http://www.curt.org>

### McGraw-Hill Construction

Source for design and construction industry information regarding Integrated Project Delivery (IPD)  
[http://www.construction.com/NewsCenter/TechnologyCenter/Headlines/archive/2006/ENR\\_1009.asp](http://www.construction.com/NewsCenter/TechnologyCenter/Headlines/archive/2006/ENR_1009.asp)

### LEAN Construction Institute

A non-profit corporation dedicated to conducting research to develop knowledge regarding project based production management in the design, engineering, and construction of capital facilities.

<http://www.leanconstruction.org/>

