



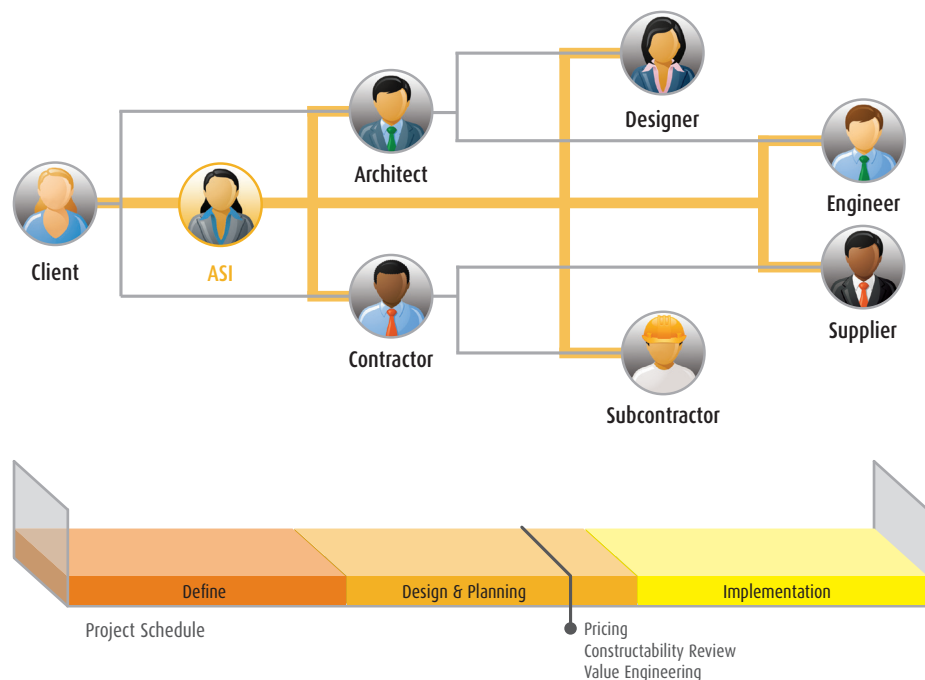
Design-Build is an integrated project delivery system where design and implementation are managed by a single company. This minimizes the project risk for an owner and improves the delivery schedule by overlapping the design phase and construction phases of a project. The result is a cost-effective, cohesive project implementation and high quality design results.

Benefits:

- A single point of contact for all issues and on-going program management
- Reducing project costs by eliminating the bid process and reducing contract administration
- A reduction in project timeline throughout the entire design, planning and implementation processes
- Increased efficiencies through collaboration in the design and planning phases resulting in delivering innovative solutions that meet aesthetic, functional, budgetary and schedule objectives

Traditional Design-Bid-Build Delivery Model

The illustrations below represents the relationship structure at a high level in the construction process of a traditional Design-Bid-Build model. Signage is commonly procured through any of the referenced relationship points based on client preference or project needs. Following is the traditional Design-Bid-Build project schedule and when the important aspect of pricing constructability and possible value engineering enters the process.



Design-Build Delivery Model

The illustrations below represents the relationship structure at a high level in the construction process of a Design-Build model and the streamlined collaborative approach which results in efficiencies that reduce costs and schedules. Following is the typical Design-Build project schedule that illustrates how time is saved and pricing, constructability and value engineering move to the forefront.

