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## The design/build delivery method contains the components of an owner's blueprint for value

In selecting a method of project delivery that most closely aligns with an organization's definition of value, owners should consider the benefits of design-build. The ability to compress schedules, maintain strict budgets, provide flexibility for change, reduce conflict and increase value—all hallmarks of design-build—may be important components of an owner's blueprint for value.



als are involved early in the process. By estimating costs and evaluating constructability throughout the design process, the team creates a design-build solution that is responsive to the owner's needs for function, aesthetics, durability, budget, schedule and other parameters that are set during the programming phase. Design-build removes the separation between architect and contractor and creates a partnership of all team members, including the owner.

Teamwork is critical to the success of a design-build project. Combining expertise in all facets of the project, the team focuses on the established goals, with the same statement of needs, the same priorities and the same con-

straints. Creative solutions evolve that make efficient use of the owner's resources.

The best teams are made when the design-builder's corporate philosophy and culture mesh with those of the owner. For the relationship to be effective and the benefits to accrue, there must be a high level of trust among all parties. When the owner trusts the team members to protect his or her interests, the team is empowered to make practical decisions to meet the project goals. Trust has economic benefits, too. A study conducted by Worcester Polytechnic Institute for the Construction Industry Institute concluded that, as rational trust increases, costs are reduced. Because the design-builder is a single source of

project services, the method reduces demands on the owner and the incidence of disputes and resultant claims.

When an owner's definition of project success includes meeting a predetermined budget and/or schedule, design-build may be the most beneficial approach. Examples include manufacturing plants, investment property and revenue-dependent facilities. Many owners are also investigating creative facilities alternatives that encompass financing on the front end and operations and maintenance after the project is completed. Design-build dovetails with these activities as part of a total project solution.

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