

Definition:

The term 'Design Build' describes a system in which design and construction are provided by one corporation.

Benefits:

1. A shorter time required from beginning to completion.
2. A clean understanding of costs of the entire project.
3. A possible reduction of costs, adhering to the parish budget more closely.

Selection:

The client should select a maximum of four companies to make proposals, each to include a list of completed projects of a similar nature.

Client Requirements:

Provide a written description of space requirements along with a budgeted maximum approved by the parish, along with any special considerations the parish may have.

It is not a good idea to provide a proposed plan.

Fix a time and place for the receipt of proposals from all companies at the same time.

Proposal Requirements:

Include sketch drawings to scale showing:

- All floor plans with basic dimensions;
- Elevations and any sections necessary for clarity;
- Site plan;
- Proposed materials with included cost allowances where necessary;
- Proposed mechanical and electrical systems;
- Beginning and completion dates or times;
- A fixed price for the completed work, all costs included;
- A list of professional service providers to be used for the completion of the contract;
- Clear details of the follow-up devices and guarantee provisions of the proposal;
- Expected schedule of payments;
- Proposed form of contract to be signed between D.B. Contractor and client;
- Procedure to be followed for processing and costing of extra costs to the contract.

Reminder:

The client, or parish, must remember that this form of contract has no means of checking included, as would be included with the client engagement of an architect, except the resources of the staff and congregation of the parish.